

1-1-74

99185

WARRANTY DEED

Vol. M81 Page 7964

KNOW ALL MEN BY THESE PRESENTS, That JOHN CARSTEN PEDERSEN and SHIRLEY A. PEDERSEN, Husband and Wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRED R. SCHWEITZER and RELA L. SCHWEITZER, Husband and Wife,

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A portion of the N 1/2 of Tract 1 of GIENGER'S HOME TRACTS, more particularly described as follows:

Beginning at an iron pin set at the Southeast corner of the N 1/2 of said Tract 1 of Gienger's Home Tracts; thence North along the East line of said Tract 1 a distance of 89.5 feet which said point is true point of beginning of the property herein conveyed; thence West at right angles to the West line of said Tract 1; thence North along the West line of said Tract 1 a distance of 68.5 feet, more or less, to a pin set in the ground pursuant to that certain boundary line agreement, recorded February 15, 1953 in Volume 259 at page 215, Deed Records of Klamath County, Oregon; thence East at right angles to the East line of said Tract 1; thence South along the East line of said Tract 1 to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$46,000.00

~~THE WHOLE OF THE FOREGOING TRACTS ARE HEREBY GRANTED TO THE GRANTOR~~ (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 7th day of November, 1975; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

JOHN CARSTEN PEDERSEN
SHIRLEY A. PEDERSEN

STATE OF OREGON, }
County of Klamath } ss.
November 7, 1975

STATE OF OREGON, County of _____) ss.
_____, 19____

Personally appeared the above named John Carsten Pedersen & Shirley A. Pedersen

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____

and acknowledged the foregoing instrument to be their voluntary act and deed.

_____, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: _____
(OFFICIAL SEAL) _____
Notary Public for Oregon
My commission expires: 9-1-76

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

John Carsten Pedersen & Shirley A. Pedersen;

STATE OF OREGON, }
County of Klamath } ss.

GRANTOR'S NAME AND ADDRESS
Fred R. Schweitzer & RelA A. Schweitzer;

I certify that the within instrument was received for record on the 5th day of May, 1981, at 9:25 o'clock AM, and recorded in book M81 on page 7964 or as file/reel number 99185, Record of Deeds of said county.

GRANTEE'S NAME AND ADDRESS
After recording return to:

SPACE RESERVED FOR RECORDER'S USE

M.T.C.
NAME, ADDRESS, ZIP

Witness my hand and seal of County affixed.

Until a change is requested all tax statements shall be sent to the following address.

Evelyn Biehn County Clerk
Recording Officer
By Lebra Aganin Deputy

NAME, ADDRESS, ZIP