

WARRANTY DEED

Vol. M81 Page 8431



1-1-74 99484

KNOW ALL MEN BY THESE PRESENTS, That

Elsie L. Waggoner hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Shelby E. Quackenbush & Hershelea Quackenbush, husband and wife hereinafter called 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 parcel of land in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 30, Township 24 South, Range 9, East of the Willamette Meridian, more particularly described as follows: Beginning at a point which is N. 39° 40' E. 209 feet from a point which is South 39° 40' W., 290 feet and South 50° 20' E. 499 feet from the intersection of the South line of Crescent, Oregon and the easterly line of Main Street of Crescent, Oregon; thence N. 50° 20' W. 199 feet; thence N. 39° 40' E. to a point on said line which is 60' southerly on said line of the intersection of said line and the North line of said SE $\frac{1}{4}$, SW $\frac{1}{4}$; thence southerly and parallel to the East line of said SE $\frac{1}{4}$, SW $\frac{1}{4}$ a distance of 139 feet to a point; thence easterly and parallel to the North line of said SE $\frac{1}{4}$, SW $\frac{1}{4}$, a distance of 30 feet to a point; thence southerly and parallel to the East line of said SE $\frac{1}{4}$, SW $\frac{1}{4}$, a distance of 200 feet to a point thence N. 50° 20' W. a distance of 32 feet more or less 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 \$3365.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (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 6th day of March, 1981; 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.

Elsie L. Waggoner

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, }
County of Lane } ss.
March 6, 1981

Personally appeared the above named
Elsie L. Waggoner

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

(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 9-6-82

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

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 _____, 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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Elsie L. Waggoner

GRANTOR'S NAME AND ADDRESS

Shelby E. Quackenbush
Hershelea Quackenbush

GRANTEE'S NAME AND ADDRESS

After recording return to:
2360 Ocean Blvd S.E.
Coos Bay, Oregon 97420

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 13th day of May, 1981, at 8431 o'clock A.M., and recorded in book/reel/volume No. M81 on page 8431 or as document/fee/file/instrument/microfilm No. 99484, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By Lebra A. Janssen Deputy

Fee \$3.50

SPACE RESERVED
FOR
RECORDER'S USE