



FRONTIER

99950

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That FRANCIS M. CARRIN and AILEEN E. CARRIN, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD R. WILLEFORD and MARY F. WILLEFORD, 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 tract of land situated in the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at a point which is South  $0^{\circ}10'$  East at the Section line a distance of 460.4 feet, North  $88^{\circ}39'$  West a distance of 305.4 feet and South  $0^{\circ}10'$  East a distance of 72 feet from the iron axle which marks the Northeast corner of Section 15, Township 39 South, Range 9 East of the Willamette Meridian and running thence South  $0^{\circ}10'$  East parallel to the Section line a distance of 98 feet; thence North  $0^{\circ}10'$  West a distance of 78 feet; thence North  $88^{\circ}39'$  West a distance of 98 feet to the point of beginning.

SUBJECT TO: 1) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District. 2) Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District. 3) The rights of the public in and to that portion of the above property lying within the limits of public roadways.

(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

except as set forth above and those apparent on the land 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 \$ 40,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which):~~ (The sentence between the symbols  $\odot$ , 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 26th day of May, 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.

Francis M. Carrin  
Francis M. Carrin

Aileen E. Carrin  
Aileen E. Carrin

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, )  
County of Klamath ) ss.  
May 26, 1981

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.

Before me:

(OFFICIAL SEAL)

Personally appeared the above named Francis M. Carrin and Aileen E. Carrin

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

Before me:  
Edna A. Gifford  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 8-23-81

Notary Public for Oregon  
My commission expires:

Francis M. & Aileen E. Carrin	
GRANTOR'S NAME AND ADDRESS	
Donald R. & Mary F. Willford	
GRANTEE'S NAME AND ADDRESS	
After recording return to:	
Donald R. & Mary F. Willford	
<u>1469 Moreno Street</u>	
<u>Ocean Side, California</u>	
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address.	
<u>same as above</u>	
NAME, ADDRESS, ZIP	

STATE OF OREGON, ) ss.	
County of <u>Klamath</u>	
I certify that the within instrument was received for record on the <u>26th</u> day of <u>May</u> , 19 <u>81</u> , at <u>10:25</u> o'clock <u>A.M.</u> , and recorded in book/reel/volume No. <u>MS1</u> on page <u>9223</u> or as document/tee/file/instrument/microfilm No. <u>99950</u> , Record of Deeds of said county.	
Witness my hand and seal of County affixed.	
Evelyn Biehn County Clerk	
By <u>Debra A. Gifford</u> Deputy	
Fee \$3.50	

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