

1-1-74

K-34447

99987

WARRANTY DEED

Vol. M81 Page 9284



KNOW ALL MEN BY THESE PRESENTS, That

EVERETT A. JAMESON AND HELEN MAY JAMESON

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

STEVEN A. HUTCHCRAFT

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:

Parcel 1: Lot 9 in Block 4 of Riverview Second Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 2: A tract of land situated in the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a 3/4 inch iron pipe marking the Northeast corner of Lot 9 in Block 4, RIVERVIEW SECOND ADDITION, said point being S.00°30'00"W. 549.93 feet from the center quarter corner of said Section 5; thence S.89°30'00"E. 70.00 feet to a 1/2 inch iron pin; thence S.00°30'00"W., parallel with the East line of the said Riverview Second Addition, 106.50 feet to a 1/2 inch iron pin; thence N.89°30'00"W. 70.00 feet to a 1/2 inch iron pin marking the Southeast corner of said Lot 9; thence N.00°30'00"E. 106.50 feet 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, except reservations, restrictions-rights of way of record and those apparent upon the land;

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 \$ 34,000.00

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 ©, 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 26 day of May, 19 81; 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)

STATE OF OREGON,

County of Klamath

May 26, 19 81

ss.

STATE OF OREGON, County of) ss.
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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 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)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-5-83

Notary Public for Oregon

My commission expires:

Mr. and Mrs. Everett A. Jameson

GRANTOR'S NAME AND ADDRESS

Steven A. Hutchcraft

GRANTEE'S NAME AND ADDRESS

After recording return to:

STEVEN A. HUTCHCRAFT

2000 Beaver

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 26th day of May, 19 81, at 3:43 o'clock P.M., and recorded in book/reel/volume No. M81 on page 9284 or as document/fee/file/instrument/microfilm No. 99987, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By Debra G. Gifford Deputy

Fee \$3.50

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