

1-1-74

WARRANTY DEED

Vol. M81 Page 9328

KNOW ALL MEN BY THESE PRESENTS, That

SHARON R. BUCKLEY, formerly

SHARON R. ELLIS,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JACK P. BAGGELAAR and MARILYN L. BAGGELAAR, 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 tract of land situated in the NE $\frac{1}{4}$ NE $\frac{1}{4}$, Section 23, Township 39 S., R. 9 E.W.M., more particularly described as follows: Beginning at the NE corner of said Section 23; thence S. 00°17'03" E. 30.00 feet; thence N. 89°39'09" W. 294.48 feet; thence S. 03°10'00" W. 30.04 feet; thence N. 89°39'09" W. 82.48 feet; thence S. 00°20'51" W. 545.00 feet; thence N. 89°46'12" W. 143.36 feet; thence S. 00°17'18" W. 348.39 feet to the true point of beginning; thence continuing S. 00°17'18" W. 310.00 feet to the northerly right of way line of the U.S.B.R. 1-C-1-A-1 drain; thence along the northerly and easterly right of way line of said drain N. 89°46'12" W. 710.00 feet, N. 00°17'18" E. 310.00 feet; thence leaving said right of way line S. 89°46'12" E. 710.00 feet to the true point of beginning, containing 5.05 acres, more or less, with the bearings of the above-described tract being based on Tract 1088-Ferndale, a duly recorded subdivision.

(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 easements and encumbrances of record 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 \$ 16,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is to be taken into consideration in determining which of the parties to this deed is the grantor and which is the grantee.~~

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 24 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.

Sharon R. Buckley

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

March 24, 1981

} ss.

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____

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 _____

Personally appeared the above named SHARON R. BUCKLEY, formerly SHARON R. ELLIS,

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

Before me: *Herman F. Smith*

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 12/13/82

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

H.F. SMITH

Attorney at Law

640 Main Street

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

JACK P. and MARILYN L. BAGGELAAR

3616 Rio Vista Way

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 27th day of May, 1981, at 10:57 o'clock A.M., and recorded in book/reel/volume No. MB1 on page 9328 or as document/fee/file/instrument/microfilm No. 7, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By *Debra A. Jones* Deputy

Fee \$3.50