

MOUNTAIN TITLE COMPANY

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2572 265

WARRANTY DEED

MEG 9776

Page

9775

KNOW ALL MEN BY THESE PRESENTS, That

MOTY & VAN DYKE, an Oregon Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KENNETH E. DAVIS and MAROLYN R. DAVIS, 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:

PARCEL 1: A portion of the SW 1/4 of Section 23, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point on the North line of the Klamath Falls-Ashland Highway and distant along said line of Highway 277.9 feet from intersection of said line and the East line of said SW 1/4; thence Southwesterly along said line of Highway 1050 feet to the most Easterly corner of the property herein conveyed which is the true point of beginning; thence North 40° 00' West 400 feet; thence Southwesterly and parallel to said line of Highway 150 feet; thence South 40° 00' East 400 feet to said line of Highway; thence Northeasterly along said line of Highway 150 feet to the point of beginning.

PARCEL 2: A portion of the SW 1/4 of Section 23, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point on the North line of the Klamath Falls-Ashland Highway and distant

(continued on the reverse side of this deed)
(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 stated on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed

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 \$ 70,000.00

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 29th 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.

Norm Moty, Vice President

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of _____ ss.
_____, 19____

Personally appeared the above named _____

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

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

STATE OF OREGON, County of Klamath

May 29, 19 81

Personally appeared Norm Moty

_____ and each for himself and not one for the other, did say that the former is the vice-president and that the latter is the secretary of

MOTY & VAN DYKE, 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)
Kristi L. Davidson
Notary Public for Oregon
My commission expires: 6/19/83

Moty & Van Dyke, an Oregon Corporation

P.O. Box 8
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Kenneth E. Davis
P.O. Box 286
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return for:
SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____,

at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/roll number _____

Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

MOUNTAIN TITLE COMPANY

along said line of Highway 277.9 feet Southwesterly from the intersection of said line and the East line of said SW 1/4, thence Southwesterly along said line of Highways, 1200 feet to the most Easterly corner of the property herein conveyed which is the true point of beginning; thence North 40° 00' West 400 feet; thence Southwesterly and parallel with said line of said Highway 150 feet; thence South 40° 00' East 400 feet to said Westerly line of said highway; thence North-easterly 150 feet to the point of beginning.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein-described premises lying within the limits of streets, roads, or highways.

2. An easement created by instrument, including the terms and provisions thereof, Dated: April 2, 1926

Recorded: April 26, 1926
Volume: 69, page 495, Deed Records of Klamath County, Oregon

In favor of: The Pacific Power & Light Company, a corporation

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of

this 2nd day of June A.D. 1981 at 9:58 clock A.M., and

duly recorded in Vol. M81, of Deeds on Page 9775

Fee \$7.00

EVELYN BIEHN, County Clerk

By *Debra Aspin*

STATE OF OREGON
COUNTY OF KLAMATH
I, EVELYN BIEHN, County Clerk, do hereby certify that the foregoing instrument was duly recorded in the office of the County Clerk of Klamath County, Oregon, on the 2nd day of June, A.D. 1981, at 9:58 clock A.M., and was duly recorded in Vol. M81, of Deeds, on Page 9775, for the fee of \$7.00.
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