

437

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That WILLIAM EUGENE CORRIE and PATRICIA ANN CORRIE,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DANIEL L. WETZEL and KATHLEEN M. WETZEL, 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:

The Southeast quarter of the Southeast quarter of Section 32, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM THE West one-half of the West one-half of the Southeast quarter of the Southeast quarter. TOGETHER WITH an easement for ingress and egress over the Easterly 12.5' of the Northeast quarter of the Southeast quarter, Section 32, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land. The rights of the public in and to that portion of the above described 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 apparent upon 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 \$ 91,400.00

Ⓢ 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 3rd day of June, 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.

(If executed by a corporation, affix corporate seal)

William Eugene Corrie
Patricia Ann Corrie

STATE OF OREGON,)
County of Klamath) ss.
June 3, 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 William Eugene Corrie and Patricia Ann Corrie

(And acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
Judy B. Blum
Notary Public for Oregon
My commission expires: 8-23-81

Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Daniel L. & Kathleen M. Wetzel
Route 1 Box 635F
Klamath Falls, Or. 97601

NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record on the 5th day of June, 1981 at 11:46 o'clock A.M., and recorded in book/reel/volume No. M81 on page 10082 or as document/fee/file/instrument/microfilm No. 437, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
NAME TITLE

By Debra A. Jansen Deputy
NAME

Fee \$3.50

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JUN 5 AM 11 1981