

1-1-74

495

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Shirley Ann Perkins who
acquired title as Shirley Ann Peterson

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Roy Douglas Clark and Gale Lynn Clark

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 $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows; Beginning at an iron pin which lies North 89° 40' East along the 40 line a distance of 780.0 feet and North 1° 02' West a distance of 426.8 feet from the iron pin which marks the intersection of Fourth Avenue and Fourth Street of Altamont Acres, which point of intersection is also the Southwest corner of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, and running thence; North 89° 41' 13" East a distance of 216.7 feet to an iron pin which lies on the Westerly right of way line of the U.S.R.S. Drain Ditch; thence North 04° 20' 47" West 170.41 feet to the true point of beginning; thence continuing West 103.10 feet to a point; thence North 30° 36' 47" thence South 01° 03 feet 56" East 110 feet to a point; thence North 89° 41' 13" East 206.95 feet to the point of beginning, with bearings based on Minor partition 81-6. (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

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 \$ -0-
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 5th day of June, 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) ss.
June 5, 19 81

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 _____

_____ 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 be-
half 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)

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of Klamath

June 5

19 81

Personally appeared the above named

Shirley Ann Perkins

and acknowledged the foregoing instru-
ment to be her voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 12-6-81

Shirley Ann Perkins

3206 Summers Lane

Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS

Roy Douglas and Gale Lynn Clark

3135 Derby St

Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

M.T.C.

NAME, ADDRESS, ZIP

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

Roy D and Gale L Clark

3135 Derby St

Klamath Falls OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instru-
ment was received for record on the
8th day of June, 19 81
at 10:56 o'clock A.M., and recorded
in book/reel/volume No. M81 on
page 10177 or as document/fee/file/
instrument/microfilm No. 495,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn County Clerk

By Debra G. Grafton Deputy

Fee \$3.50