

88559

WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204



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
Gary Richard Peterson and Darlean Denise Peterson
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 ap-
pertaining, 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 $\frac{1}{4}$ of Section 10, Township 39 South,
Range 9 East of the Willamette Meridian, Klamath County, Oregon, more
particularily 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 707.2 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 NE $\frac{1}{4}$ 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 154.90 feet to an iron pin which lies on the Westerly right of way line
of the U.S.R.S. Drain Ditch; thence North 30° 36' 47" West along said
Westerly right of way line of the U.S.R.S. Drain Ditch, a distance of 279.79
feet to an iron pin which marks the intersection of the Westerly right of
way line of the U.S.R.S. Drain and the Southerly line of a 60 foot road;
(cont. on reverse)

(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, 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)

Shirley Ann Perkins

STATE OF OREGON,
County of Klamath } ss.
6-5, 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 _____

Personally appeared the above named
Shirley Ann Perkins
and acknowledged the foregoing instru-
ment to be _____ her _____ voluntary act and deed.

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) Susan K. Karsch
Notary Public for Oregon
My commission expires: 12-6-81

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

Shirley Ann Perkins
3206 Summers Lane
Klamath Falls OR 97601
GRANTOR'S NAME AND ADDRESS

Gary Richard and Darlean Denise Peterson
3131 Derby St
Klamath Falls OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

KFFSL
540 MAIN
R.F.O.

NAME, ADDRESS, ZIP

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

Gary R and Darlean D Peterson
3131 Derby St. SAME
Klamath Falls OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,
County of _____) ss.

I certify that the within instru-
ment was received for record on the
_____ day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book/reel/volume No. _____ on
page _____ or as document/fee/file/
instrument/microfilm No. _____,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

NAME

TITLE

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

thence South 89° 41' 13" West along the Southerly right of way line of the 60 foot road a distance of 16.90 feet to an iron pin which lies on the Easterly right of way line of Derby Street; thence South 01° 03' 56" East along the Easterly right of way line of Derby Street a distance of 241.60 feet, more or less, to the point of beginning, said tract being in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, with bearings based on Minor Land Partition 81-6.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of _____

this 9th day of June A.D. 1981 at 10:57 clock AM and
duly recorded in Vol. M81, of Deeds on Page 10283

Fee \$7.00

EVELYN BIEHN, County Clerk

By Libra