

4894

WARRANTY DEED

Vol. M-8/ Page 17229

KNOW ALL MEN BY THESE PRESENTS, That RICHARD P. SUMNER and MARCIA SUMNER, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RONALD JAMES SUMNER and LINDA KAY SUMNER, 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:

All that real property situated in Section 24 of Township 39 South, Range 9 East of the Willamette Meridian and being Parcel B as shown on the Major Land Partition 80-37 filed July 17, 1981 in the office of the County Recorder, Klamath County, State of Oregon, more particularly described as follows:

Beginning at a point in the old existing fence generally accepted as the South line of Section 24, Township 39 South, Range 9 East, Willamette Meridian, in Klamath County, Oregon, from which the monument marking the Southeast corner of Section 24 bears N. 89°16'50" E. 1899.6 feet; thence N. 00°12'50" W. 150.00 feet to the TRUE POINT OF BEGINNING; thence S. 89°16'50" W. 674.9 feet; thence N. 00°12'50" W. 150.00 feet; thence N. 89°16'50" E. 674.9 feet; thence S. 00°12'50" E. 150.00 feet to the TRUE POINT OF BEGINNING.

(CONTINUED 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

except as set forth above 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 \$ 8,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 day of , 19 ; 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, ALASKA)
County of) ss.

, 19

Personally appeared the above named
Richard P. Sumner and Marcia
Sumner

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

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon Alaska
My commission expires:

Richard P. Sumner

Marcia Sumner

STATE OF OREGON, County of FVSB) ss.

September 2, 1981
Personally appeared Richard P. Sumner and
Marcia Sumner 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:

Pamela Lee
Notary Public for Oregon Alaska
My commission expires: 9-11-84

(OFFICIAL
SEAL)

STATE OF OREGON,

County of

I certify that the within instru-
ment was received for record on the
day of , 19 ,
at o'clock M., and recorded
in book on page or as
file/reel number
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

R. din Officer
Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ron Sumner
4635 Darwin Pl
Klamath Falls, Or 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

TOGETHER WITH an easement over a parcel of land situated in the North $\frac{1}{2}$ of Northeast $\frac{1}{4}$ of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at a point on the North line of Section 25, 774.9 feet East from the North quarter corner thereof; thence South $0^{\circ}27'$ East to a point on the North line of the County Road; thence North $89^{\circ}33'$ East along the North line of the County Road 60 feet to a point; thence North $0^{\circ}27'$ West to a point on the North line of said Section 25; thence West along the North line of Section 25, 60 feet, more or less, to the point of beginning.

AND TOGETHER WITH a 60 foot easement for ingress and egress as created on above mentioned Major Land Partition 80-37.

SUBJECT TO: 1) 1981-82 taxes, a lien in an amount to be determined, but not yet payable. 2) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation and Klamath Basin Improvement District. 3) As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. 4) The rights of the public in and to that portion of the above property lying within the limits of public roadways. 5) Conditions and restrictions, including the terms and provisions thereof, as contained in that certain document recorded July 24, 1970 in Volume M70, Page 6187, Klamath County Microfilm Records. 6) An easement, created by instrument, including the terms and provisions thereof, recorded March 7, 1977 in Volume M77, Page 3875, Klamath County Microfilm Records.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~at request of~~ _____

this 28th day of Sept. A.D. 1981 at 9:45 o'clock A.M.

duly recorded in Vol. M-81, of Deeds _____ page 17229

By EV. LYN BIEHN, County
deputy

Fee \$8.00