

1-1-74

WARRANTY DEED

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5835 K-34610

KNOW ALL MEN BY THESE PRESENTS, That Prudential Property Planning, Inc., a California Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ARZA LEO Hobbs and Yvonne Annette Hobbs, 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:

A parcel of land situated in Section 7, Twp. 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the South boundary of Tract No. 1046 Round Lake Estates from which point the brass cap monument marking the East one-quarter section corner of Sec. 7 Twp. 39 S., R. 8 E.W.M., bears S.89°55'26" E. 1385 feet and N. 0°07'28" W. 661.00 feet distant; thence N. 89°55'26" W. along the South boundary of said Tract No. 1046 and the extension thereof 2621.32 feet to a point of the West line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 7; thence S. 0°06'35" E. 668.06 feet to the Southwest corner of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ ; thence N. 89°53'55" E. 1334.92 feet to the Southeast corner of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ ; thence S. 89°51'05" E. 1285.11 feet along the South line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 7 to a point; thence North 665.52 feet to the point of beginning; containing 40.03 acres more or less.

Subject to reservations, restrictions, rights of way of record and those apparent upon the land. (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

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 \$64,000.00.

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 21<sup>st</sup> day of September, 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)

STATE OF OREGON

County of

) ss.

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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 Deschutes ) ss.  
September 21<sup>st</sup>, 1981

Personally appeared Robert T. Morris and Donald F. Wickham 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

Prudential Property Planning, Inc., 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:

Debbie Hallenback

Notary Public for Oregon

My commission expires: 7-23-85

Prudential Property Planning Inc.  
19717 Mt. Bachelor Drive #230  
Bend, Oregon 97701

GRANTOR'S NAME AND ADDRESS

Leo Arza Hobbs & Yvonne Annette Hobbs  
P.O. Box 1152  
Klamath Falls, Or 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Same as above

PO Box 1152

K. Falls

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 27th day of October, 1981, at 3:13 o'clock P.M., and recorded in book/reel/volume No. M81 on page 18743 or as document/fee/file/instrument/microfilm No. 5835, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By *[Signature]* Deputy

Fee \$4.00