

6535

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That LARRY G. KLAHN and ELIZABETH A. KLAHN Vol. M81 Page 19998

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROGER R. McCLELLAN and MARILYN J. McCLELLAN, 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:

An undivided one-half interest in and to A tract of land situated in Lots 33 and 34, ALTAMONT RANCH TRACTS, Klamath County, Oregon, as duly platted and filed on August 9, 1910, and being more particularly described as follows: Beginning at an iron pin on the Northerly right of way of Anderson Avenue from which the Southeast corner of Lot 33 bears South 0°06' East 10.0 feet and South 88°46' East, 306.5 feet distant; thence North 88°46' West along the said Northerly right of way of said Anderson Avenue and parallel to the South line of said Lots 33 and 34, 306.5 feet to the Easterly right of way of Washburn Way as described in Volume 333, page 67, Deed Records of Klamath County, Oregon; thence North 0°06' West along said right of way of Washburn Way, 355.3 feet; thence South 88°46' East 306.5 feet; thence South 0°06' East 355.3 feet more or less, to the point of beginning; said parcel contains 2.5 acres, more or less.

SUBJECT To reservations and restrictions of record and easements and rights of way of record and those apparent on the land; SUBJECT To liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, contracts, water, and irrigation rights in connection therewith. (SEE SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns forever, grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as hereinabove set forth;

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 \$ 10,000.00 However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 28th day of December, 1979; 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)

Larry G. Klahn
Elizabeth A. Klahn

STATE OF OREGON,

County of Klamath ss.

December 28, 1979.

STATE OF OREGON, County of _____ ss.

Personally appeared _____ and

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 _____

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.

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

Personally appeared the above named LARRY G. KLAHN and ELIZABETH A. KLAHN and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Robert G. Klahn
Notary Public for Oregon
My commission expires: 8/25/84

LARRY G. KLAHN and ELIZABETH A. KLAHN
1955 Huron St. Klamath Falls, Oregon
97601

GRANTOR'S NAME AND ADDRESS

ROGER R. McCLELLAN and MARILYN E. McCLELLAN
2233 Los Canos Road
Santa Barbara, California 93105

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

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

LARRY G. KLAHN and ELIZABETH A. KLAHN
1955 Huron St. Klamath Falls, Oregon
97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 16th day of November, 1981 at 11:14 o'clock A.M. and recorded in book/reel/volume No. M81 on page 19998 or as document/fee/file/instrument/microfilm No. 6535 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By Joyce McShane Deputy

Fee \$4.00