

8436

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Albert W. Rider and Betty M. Rider, husband and wife,
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Donald A. Rider and Evelyn V. Rider, husband and wife,
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 described as follows: Beginning at the most Southerly corner of Lot 2, Block 38 of Original Town of Linkville now City of Klamath Falls, Oregon, thence Northwesterly at right angles to Klamath Avenue 115 feet; thence Northeasterly and parallel with Klamath Avenue 20.5 feet; thence Southeasterly at right angles to Klamath Avenue 115 feet to the Northwesterly line of Klamath Avenue; thence Southwesterly along the Northwesterly line of Klamath Avenue 20.5 feet to the place of beginning, it being the intention to transfer 20.5 feet off the Westerly side of said lot 2, less the Northwesterly 5 feet thereof.

SUBJECT TO: Easements and rights of way of record and those apparent on the land, if any, and to Party Wall Agreements recorded June 11, 1931 in Vol. 95 at page 447 and January 17, 1952 in Vol. 252 at page 293 of Klamath County, Oregon, Deed Records

(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 \$20,000.00

~~the whole of the consideration paid for this transfer, stated in terms of dollars, is \$20,000.00~~
(The sentence between the symbols ①, 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 2 day of February, 1977;
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)

A. W. Rider
Betty M. Rider

STATE OF OREGON,
County of Klamath } ss.
February 2, 1977.

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 _____

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:

Personally appeared the above named Albert W. Rider and Betty M. Rider, husband and wife
and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 10-30-79

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Albert W. Rider
3854 Crest Street
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Don A. Rider
8623 Klamath Avenue
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Don A. Rider
8623 Klamath Avenue
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

Don A. Rider
8623 Klamath Avenue
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 19 day of January, 1982, at 2:14 o'clock P. M., and recorded in book M. 82 on page 776 or as file/reel number 8436, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
By Joyce Mc Recording Officer
Deputy
Fee \$4.00