

1-1-74

9017

## WARRANTY DEED

V.C. M82 Page 1680

KNOW ALL MEN BY THESE PRESENTS, That LEQUIEU & LEQUIEU, INC.,  
An Oregon Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
JAMES L. MCCLUNG & JUDY MCCLUNG, 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The S½SE½SE½ of Section 27, Township 40 South, Range 12 East of the  
Willamette Meridian, EXCEPTING THEREFROM a tract of land situated in the SE½SE½  
of Section 27, Township 40 South, Range 12 E.W.M., more particularly described  
as follows: Beginning at the Southwest corner of the SE½SE½; thence North  
along the West line of said SE½SE½ a distance of 208.71 feet; thence East  
parallel to the South line of said SE½SE½ a distance of 417.42 feet; thence  
South parallel to the West line of said SE½SE½ a distance of 208.71 feet;  
thence West along the South line of said SE½SE½ a distance of 417.42 feet to  
the point of beginning, in Klamath County, Oregon.

(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, but subject  
to reservations, restrictions, rights of way of record and those apparent  
upon the land; The assessment roll & tax roll disclose that the within  
described premises were specially assessed as farm land pursuant to and that  
ORS 308.370 & 308.403  
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.)  
part of the

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 8th day of February, 1982  
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.

Personally appeared the above named \_\_\_\_\_

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

Before me:

(OFFICIAL  
SEAL)

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

STATE OF OREGON, County of Klamath ) ss.  
February 8, 1982

Personally appeared Reginald R. LeQuieu 35X  
who, being duly sworn,

XXXXXX did say that XXXXXXXX  
he is the president of XXXXXXXX

LeQuieu, 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 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:

Notary Public for Oregon

My commission expires: 5/26/85(OFFICIAL  
SEAL)

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instru-  
ment was received for record on the  
9 day of Feb., 1982,  
at 3:59 o'clock PM., and recorded  
in book/reel/volume No. 1680 on  
page 1680 or as document/fee/file/  
instrument/microfilm No. 9017,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Biehn County Clerk

NAME TITLE  
By Joyce McQuinn Deputy

Fee \$4.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantees  
5200 Barry  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

same

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

902 FEB 9 PM 3 59