

1-1-74

9731

WARRANTY DEED

Vol. 1282 Page 2807

KNOW ALL MEN BY THESE PRESENTS, That ELEANOR EDMONDS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ELTON WOOTEN and FAYE M. WOOTEN, 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:

A parcel of land situated in the E $\frac{1}{2}$ SW $\frac{1}{4}$  of Section 15, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North-South centerline of said Section 15, said point being situated South 00°31'49" West a distance of 903.74 feet from the Northeast corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 15; thence West a distance of 100 feet; thence South 00°31'49" West parallel with the North-South centerline of said Section, a distance of 405.51 feet, more or less, to the Northerly right of way line of the Keno Springs Road; thence North 56°52'28" West along said Northerly right of way line a distance of 499.72 feet, more or less to an intersection with the Easterly right of way line of the County Road; thence North 15°06'55" West along said County Road a distance of 393.38 feet, more or less to the Southwest

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) (CONT'D ON REVERSE)

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 \$58,000.00

~~Other taxes, charges, and expenses of the grantor, including the cost of recording this deed, are hereby agreed to be paid by the grantor.~~

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 5 day of March, 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.

Eleanor Edmonds

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, )  
County of Klamath ) ss.  
March 5, 1982.

STATE OF OREGON, County of ) ss.  
Personally appeared \_\_\_\_\_, 19\_\_\_\_.

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 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:

(OFFICIAL SEAL)

and acknowledged the foregoing instrument to be her voluntary act and deed.

Notary Public for Oregon

(OFFICIAL SEAL)

My commission expires: 7/10/83

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Eldon Wooten  
Star Route  
Dairy OR 97625  
NAME, ADDRESS, ZIP

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

Mr. & Mrs. Eldon Wooten  
Star Route  
Dairy OR 97625  
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, ) ss.  
County of \_\_\_\_\_

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as document/fee/file/instrument/microfilm No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ Deputy

corner of Parcel described in Partial Release of Mortgage recorded August 16, 1971, in Volume M71, page 8560, Microfilm Records of Klamath County, Oregon; thence North 78° 28' 56" East a distance of 641.20 feet along the Southerly line of said parcel, to the East line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 15; thence South along the East line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$  to the point of beginning.

SUBJECT TO: Easements, restrictions, reservations and rights of way of record and those apparent on the land.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record: ~~October 1982~~

1:18

this 5 day of March A.D. 1982 at 1:18 o'clock P.M., and

duly recorded in Vol. M 82 of Deeds on Page 2807.

Fee \$8.00

By EVELYN BIEHN, County Clerk