

9978

WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

KNOW ALL MEN BY THESE PRESENTS, That hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by C. H. SEWALD, hereinafter called and MARY L. STICKLEN, 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:

Commencing at the corner common to Sections 22, 23, 26 and 27, Township 38 South, Range 11½ East Willamette Meridian, Klamath County, Oregon; thence East 23.72 feet to a ½" iron pin on the East Boundary of Hildebrand Road for the true point of beginning; thence South 00° 21'30" West, along said road boundary, 1284.01 feet to a point of curve; thence 88.22 feet along the arc of a 300.00 foot radius curve to the left (the long chord of which bears South 08°04'00" East, 87.91 feet); thence South 16°29'30" East, 25.48 feet to the Westerly Boundary of Highway No. 140; thence North 32°45'40" East, 834.54 feet to a ½" iron pin due East of the point of beginning; thence West, 60.41 feet to the true point of beginning, containing 7.57 acres, more or less.

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

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. and that

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$
However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 day of, 1975;
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 Klamath) ss.
June 19 1975

Personally appeared the above named C. H. Sewald

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

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 3-8-79

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 and who, being duly sworn, 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:
Notary Public for Oregon
My commission expires: (OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Paul Sticklen
Rt. 1 - 174-289-130
NAME, ADDRESS, ZIP

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

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 16 day of March, 1982, at 10:28 o'clock A.M., and recorded in book M. 82 on page 3228 or as file/reel number 9978.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
By [Signature] Recording Officer
Fee \$4.00 Deputy