

K-35133

FORM No. 633—WARRANTY DEED (Individual or Corporate).

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

1-1-74
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WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That K. E. SANDNER and CAROL S. SANDNER, an estate in fee simple as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by IVAN E. THOMAS and MARY JO THOMAS, as tenants by the entirety, 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:

The following described real property situate in Klamath County, Oregon:

A tract of land in the North Half (N $\frac{1}{2}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Eight (8) Township 24 South, Range 9 East of the Willamette Meridian, described as follows:

Beginning at the N.E. corner of said Section 8; thence N. 89 degrees 37' 24" W., along the North line of said Section 8, 1638.54 feet to the true point of beginning; thence S. 0 degrees 00' 14" E., 435.98 feet; thence N. 89 degrees 39' 38" W., 984.07 feet to the West line of the NE $\frac{1}{4}$ of said Section 8; thence N. 0 degrees 07' 13" E., along said West line, 436.61 feet to the North corner of said Section 8; thence S. 89 degrees 37' 24" E. along the North line of said Section 8., 983.12 feet to the true point of beginning. (over)

(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

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 \$ 16,500.00

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 April, 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)

K. E. SANDNER

CAROL S. SANDNER

STATE OF OREGON,
County of Marion ss.
April 8, 1982
April 30, 1982

STATE OF OREGON, County of ss.
Personally appeared

Personally appeared the above named
K. E. SANDNER and
CAROL S. SANDNER
and acknowledged the foregoing instrument to be their voluntary act and deed.

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

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)
Notary Public for Oregon
My commission expires: 2/26/84

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

K. E. SANDNER
CAROL S. SANDNER

GRANTOR'S NAME AND ADDRESS
IVAN E. THOMAS
MARY JO THOMAS
8265 Anderson Rd.
Aumsville, OR 97325
After recording return to:
IVAN E. THOMAS & MARY JO THOMAS
8265 Anderson Rd.
Aumsville, OR 97325
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
IVAN E. THOMAS & MARY JO THOMAS
8265 Anderson Rd.
Aumsville, OR 97325
NAME, ADDRESS, ZIP

STATE OF OREGON,
County of ss.

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

SPACE RESERVED FOR RECORDER'S USE

TOGETHER WITH an easement described as follows:

5876

The centerline of said easement to be in the road as now constructed and used and approximately described as follows:

Beginning at a point on the West line of Section 9, Township 24 South, Range 9 EWM in Klamath County, Oregon, that is 1250 feet South of the Northwest corner of said Section 9; thence South 70° East 200 feet; thence South 15° West 595 feet; thence South 35° East 330 feet; thence South 12° East 495 feet; thence South 20° West 330 feet; thence South 10° East 330 feet; thence South 70° East 50 feet more or less to the westerly right of way boundary of U.S.

Highway No. 97.

SUBJECT TO Right of way easement, including the terms and provisions thereof, given by Clarence V. Parsons and Lilla F. Parsons, husband and wife, to Midstate Electric Cooperative, Inc., a cooperative corporation, dated September 17, 1952, recorded January 7, 1953, in Deed Volume 258, Page 415, records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

This 11 day of May A.D. 1982 at 3:00'clock P.M., and
duly recorded in Vol. M 82 of Deeds on Page 5875

Fee \$8.00

EVLYN BIEHN, County Clerk

By *Joyce McQuinn*