## K-35133

FORM N. -WARRANTY DEED (Individual or Corporate 1-1-7

## 25861678

## WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 9720

F SANDARD VOL M82 Page 878 KNOW ALL MEN BY THESE PRESENTS, That K. E. SANDNER and CARUL S. SANDNER, an estate in fee simple as tenants by the entirety hereinalter called the grantor, for the consideration hereinafter stated, to grantor paid by IVAN E. THOMAS and MARY JO THOMAS, as tenants by the entirety 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<sup>1</sup>) 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. O degrees 00' 14" E., 435.98 feet; thence N. 89 degrees 39' 38" W., 984.07 feet to the West line of the NEt of said Section 8; thence N. O 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 encumbrance The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 16,500.00

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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

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. Ends

(If exacuted by a corporation, affix corporate seal)

STATE OF OREGON.

K. E. SANDNER CAROL S. SANDNER

IVAN E. THOMAS

MARY JO THOMAS

8265 Anderson Rd.

8265 Anderson Rd. Aumsville, OR 97325 NAME, ADDRESS, ZIP

Aumsville, OR 97325

Almsvillo and son Rd.

County of Marion April 8 . 19 82 April 30, 1982

Personally appeared the above named. K. E. SANDNER and CAROL S. SANDNER

....and acknowledged the loregoing instru-

ment to be the interior voluntary act and deed. Before nise (OFFIGIAB ) ACCULTE (1. Templen)

SEAL) . Notacy Rublic for Oregon E My commission expires: 2/26/84

GRANTOR'S NAME AND ADDRESS

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following addre IVAN E. THOMAS & MARY JO THOMAS

Personally appeared . each for himself and not one for the other, did say that the former is the

E. SANDNER

and

CAROL S. SANDNER STATE OF OREGON, County of

.... president and that the latter is the ...secretary of ...

Standay

..who, being duly sworn,

and that the seal allixed to the foregoing instrument is the corporation, 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:

(OFFICIAL SEAL) Notary Public for Oregon My commission expires: STATE OF OREGON, County of I certify that the within instrument was received for record on the .....day of ..... nf. SPACE RESERVED in book/reel/volume No.....on IVAN E. THOMAS & MARY JO THOMAS RECORDER'S USE page .....

NAME

By

.....or as document/fee/file/ instrument/microfilm No. ..... Record of Deeds of said county. Witness my hand and seal of

County affixed.

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.....Deputy 

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## TOGETHER WITH an easement described as follows:

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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 1953, in Deed Volume 258, Page 415, records of Klamath County, Oregon.

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