

8005

12412

WARRANTY DEED

11318-K

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Page

7002

KNOW ALL MEN BY THESE PRESENTS, That KIM WARD

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GEORGE F. ESSERT and BETTY M. ESSERT, 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:

SEE LEGAL ON REVERSE SIDE OF THIS DEED

(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 except those stated on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed

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 \$1,485.00

~~THE WHOLE OF THE ABOVE DESCRIBED PREMISES IS HEREBY GRANTED TO THE GRANTOR BY THE GRANTOR FOR THE GRANTOR'S OWN USE AND BENEFIT AND NOT FOR THE BENEFIT OF ANY OTHER PERSON OR ENTITY.~~ (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 26th day of May, 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)

KIM WARD

STATE OF OREGON,

County of Klamath Deschutes } ss.
May 26, 1982

Personally appeared the above named

KIM WARD

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-11-84

STATE OF OREGON, County of) ss.

Personally appeared

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Ms. Kim Ward
P.O. Box 304
Bend, OR 97701

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. George F. Essert
P.O. Box 61
Crescent, OR 97733

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

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 on page or as file/reel number. Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

Recording Officer

By Deputy

5007

- continued from the reverse side of this deed -

CRIST

7003

A parcel of land situate in the W $\frac{1}{2}$ of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at a point, being the N/16 corner common to Sections 31 and 36, a 2 $\frac{1}{2}$ " brass capped steel pipe; thence along the West line of Section 31, North 00° 05' 43" East 184.61 feet to a point; thence along a line at right angle to U. S. Highway 97, South 64° 43' 17" East 287.64 feet to a point along the Northwest line of U. S. Highway 97 and 50 feet from the centerline thereof; thence along the Northwest line of U. S. Highway 97, South 25° 16' 43" West 30.00 feet to a #5 steel rod; thence along a line at right angle to U. S. Highway 97, North 64° 43' 17" West 200.00 feet to a #5 steel rod; thence along a line parallel with U. S. Highway 97, South 25° 16' 43" West 156.39 feet to a #5 steel rod along the West line of Section 31; thence along the West line of Section 31, North 00° 05' 43" East 21.36 feet to the point of beginning.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
2. Covenants, conditions, and restrictions as contained in Patent recorded in Volume 50, page 262, Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 7 day of June A.D. 1982 at 9:55 o'clock A.M. in

duly recorded in Vol. M 82, of Deeds on p. 7002
Fee \$8.00

EVADYN BIEHN, Cct.

By Joyce McPherson

