

13309

WARRANTY DEED

Vol. 118 Page 8504

KNOW ALL MEN BY THESE PRESENTS, That CHARLES V. SHUCK and JOANNA M. SHUCK, Husband and Wife.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHRISTOPHER A. MOUDRY and LINDA A. MOUDRY, 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 ATTACHED EXHIBIT "A")

(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 as stated herein

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 \$88,000.00

[illegible]

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 7th day of January, 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)**

x Charles V. Shuck
Charles V. Shuck

STATE OF OREGON,)
County of Klamath) ss.
January 7, 1982.

STATE OF OREGON, County of CLATSOP) ss.
 _____ 19____.

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

Personally appeared the above named
 CHARLES V. SHUCK and JOANNA M.
 SHUCK

..... and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

..... and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

....., 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 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)

Before me:

Notary Public for Oregon

My commission expires: 4/27/52

Notary Public for Oregon

My commission expires:

Mr. and Mrs. Charles V. Shuck
P. O. Box 204
Merrill, OR 97633

Mr. and Mrs. Christopher A. Moudry
P. O. Box 96
Merrill, OR 97633

After recording return to:

Mr. and Mrs. Christopher A. Moudry
P. O. Box 96
Merrill, OR 97633

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

Mr. and Mrs. Christopher A. Moudry
P. O. Box 96
Merrill, OR 97633

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/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.

NAME _____

TITLE

By Deputy

EXHIBIT "A"

The southerly 1035.00 feet of the following land as described in deed volume M-71, page 11697 of the Klamath County deed records.

A parcel of land consisting of 101.6 acres, more or less, located in the E $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 32 and in the W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 33, Township 40 South, Range 11 E.W.M, Klamath County, Oregon, more particularly described as follows: Beginning at an iron pipe marking the $\frac{1}{4}$ section corner common to said sections 32 and 33; thence N 89°35'00"E, along the east-west centerline of said section 33, 560.7 feet to an iron pipe; thence S 00°00'45" E 2369.3 feet to an iron pipe; thence S 89°56'45" W 1870.00 feet to an iron pipe on the easterly right of way boundary of the County Road as the same is presently located and constructed on the ground (said County Road right of way deed being recorded at pages 387 and 389, Volume 118, deed records of Klamath County); thence North, along the said easterly County Road right of way boundary, 2364.5 feet to a point on the east-west centerline of said section 32; thence N 89°55'30" E, along the east-west centerline of the said section 32, 58.00 feet to an iron pipe reference monument; thence continuing N 89°55'30" E 1251.1 feet, more or less, to the point of beginning, with bearings and distances based on Survey No. 880 as recorded in the office of the Klamath County Surveyor. The above tract contains 44.43 acres, more or less.

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

TAT D. DEN; COUNTY OF KLAMATH; ss.

Filed for record .

Es 7 day of July A.D. 19 82 at 1:34 o'clock P.M., and

duly recorded in Vol. M82, of Deeds on Page 8504

Fee \$8.00

EV. LYNN BIEHN, County Clerk

By Joyce McQuinn