

13815

WARRANTY DEED

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

Page 9333

KNOW ALL MEN BY THESE PRESENTS, That James R. DeBaun, Trustee, and/or any Successor Trustee, under Written Declaration of Trust dated September 7, 1972 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by John H. Molosky and Alicia M Molosky, 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:

Township 36 South, Range 12 East, Willamette Meridian, Section 25: Southwest 1/4. 160 acres more or less.

(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 rights, rights of way, easements of record, those apparent on the land, and a 40' wide meandering roadway easement over and across Section 25 from the Pacific Northwest Bell Telephone Road, thence across Section 36 to the SE 1/4 thereof, 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 \$32,760.00--
 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 29th day of March, 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)

James R. DeBaun

STATE OF OREGON, California)
 County of Los Angeles) ss.
 Carol S, 1982

Personally appeared the above named
 James R. DeBaun

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

(OFFICIAL SEAL)

Before me, DOROTHY F. SHEARER
 Notary Public for Oregon
 My commission expires Dec. 17, 1982

STATE OF OREGON, County of) ss.
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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

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)

James R. DeBaun

BC 1-10

Big Bear Lake, CA 92315

GRANTOR'S NAME AND ADDRESS

John H. and Alicia M. Molosky

Rt. 1, P.O. Box 36

Shellrock, Iowa 50670 Batty, OR 97621

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mountain Title Company

407 Main,

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

John H. and Alicia M. Molosky

Rt. 1, P.O. Box 36

Shellrock, Iowa 50670 Batty, OR 97621

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 21 day of July, 1982 at 1:15 o'clock P.M., and recorded in book/reel/volume No. M. 82 on page 9333 or as document/fee/file/instrument/microfilm No. 13815, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

NAME

TITLE

By Joyce McQuinn Deputy

Fee \$4.00

SPACE RESERVED
FOR
RECORDER'S USE

82 JUL 21 PM 1 15