

0012 13851

## WARRANTY DEED

FRANCES CATHERINE DEGREE

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_, hereinafter called  
 SUSAN E. RICK  
 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 ap-  
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A tract of land situated in the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 14, Township 39 South, Range  
 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described  
 as follows:

Beginning at an iron pin located West 30 feet and South 870 feet, from the Northeast  
 corner of the SW $\frac{1}{4}$  of said Section 14, said point lying on the West line of Homedale  
 Road; thence South 172 feet along the West line of Homedale Road to a point; thence  
 West 315 feet, more or less to the Easterly right of way line of Lateral F-5 (or Lateral  
 A-3-B) thence Northeasterly along said Easterly right of way line to a point located  
 West a distance of 285.1 feet from the above described beginning point; thence East  
 285.1 feet, more or less, to the point of beginning, with bearings based on Minor  
 Partition No. 80-104, as filed in the Klamath County Engineer's Office.

- continued on the 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 as  
 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 \$14,000.00  
 (If the actual consideration is other than the sum stated above, the sum stated above shall be deleted, and the actual consideration shall be stated in the space provided for this purpose. 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 20th day of July, 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.

*Frances Catherine Degree*  
 FRANCES CATHERINE DEGREE

(If executed by a corporation,  
 affix corporate seal)

STATE OF OREGON,

County of Klamath

July 20, 1982

Personally appeared the above named  
 FRANCES CATHERINE DEGREE

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

Before me:  
*John F. Hellingbeck*  
 Notary Public for Oregon  
 My commission expires: 1/25/84

Ms. Frances Catherine Degree  
 Rt. 2 Box 2467 #5  
 LaGrande, OR 97850  
 GRANTOR'S NAME AND ADDRESS

Ms. Susan E. Rick  
 18735 Cornett Road  
 Brookings, OR 97415  
 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 \_\_\_\_\_, 19\_\_\_\_ ss.

Personally appeared \_\_\_\_\_, 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 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 \_\_\_\_\_ ss.

I certify that the within instru-  
 ment was received for record on the  
 \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
 at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
 in book \_\_\_\_\_ on page \_\_\_\_\_ or as  
 file/reel number \_\_\_\_\_

SPACE RESERVED  
 FOR  
 RECORDER'S USE

Record of Deeds of said county.

Witness my hand and seal of  
 County affixed.

Recording Officer  
 Deputy

By \_\_\_\_\_

550 Y. Nakano *et al.*

SUBJECT TO:

1. Taxes for the fiscal year 1982-1983, a lien, not yet due and payable.

- STATE OF OREGON; COUNTY OF KLAMATH; ss.

EVELYN BIEHN County Clerk

By Joyce M. Chase