

15262

MTC 11623
WARRANTY DEED

11712

KNOW ALL MEN BY THESE PRESENTS, That
John Pauley and Vivian Pauley, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Quannah P. Windham and Elener M. Windham, 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:

"Refer to Legal Description on the reverse 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 set forth on the reverse of this deed, or 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 \$72,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 7th day of Sept, 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)

John Pauley

Vivian Pauley

STATE OF OREGON,
County of Klamath } ss.
9-7 1982

STATE OF OREGON, County of _____) 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
John Pauley and Vivian Pauley

and acknowledged the foregoing instrument 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 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:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 7/13/85

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)

John Pauley and Vivian Pauley

GRANTOR'S NAME AND ADDRESS

Quannah P. Windham
2454 Lindley Way
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

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

Per Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) ss.

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.

Recording Officer

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

S1111

DESCRIPTION

11713

A parcel of land situated in the SW $\frac{1}{4}$ of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at a 1" iron shaft with hex nut marking the Northwest corner of said SW $\frac{1}{4}$; thence North 89° 55' East along the North line of said SW $\frac{1}{4}$, 819.09 feet to a $\frac{1}{2}$ inch iron pin; thence South 00° 05' East, 124.67 feet to a $\frac{1}{2}$ inch iron pin; thence South 89° 55' West, 122.50 feet to a $\frac{1}{2}$ inch iron pin marking the point of beginning for this description; thence continuing South 89° 55' West, 122.50 feet to a $\frac{1}{2}$ inch iron pin; thence South 00° 05' East 249.33 feet to a $\frac{1}{2}$ inch iron pin on the Northerly right of way line of Lindley Way; thence North 89° 55' East along said right of way line, 122.50 feet to a $\frac{1}{2}$ inch iron pin; thence North 00° 05' West 249.33 feet to the point of beginning.

SUBJECT TO:

1. Taxes for the fiscal year 1982-1983, a lien, not yet due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. Assessments, if any, due to the City of Klamath Falls for water use.

4. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: November 10, 1977

Recorded: November 10, 1977

Volume: M77, page 21874, Microfilm Records of Klamath County, Oregon

Amount: \$38,000.00

Grantor: John G. Pauley and Dorothy V. Pauley, husband and wife

Trustee: William Sisemore

Beneficiary: Klamath First Federal Savings and Loan Association

SAID DEED OF TRUST BUYER AGREE TO ASSUME AND PAY.

5. Right of Way Easement, including the terms and provisions thereof,

Dated: November 2, 1979

Recorded: November 6, 1979

Volume: M79, page 26132, Microfilm Records of Klamath County, Oregon

In favor of: Pacific Power & Light Company

For: Electric transmission and distribution line

6. Weatherization Mortgage, in favor of Pacific Power & Light Company,

Dated: December 20, 1979

Recorded: July 1, 1980

Volume: M80, page 12078, Microfilm Records of Klamath County, Oregon

Amount: \$1,403.99

Homeowner: John G. Pauley and Dorothy V. Pauley

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

11:12

this 7 day of Sept A.D. 19 82 at o'clock A.M. and

duly recorded in Vol. M 82, of Deeds on 11712

Fee \$8.00

EVELYN BROWN, Clerk

By

Joy McNamee