

1-1-74

15579

WARRANTY DEED

MTC 1396
Vol. 82 Page 12348

KNOW ALL MEN BY THESE PRESENTS, That RICHARD LLOYD FERGUSON and JEANNE CAROL OLIVER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by VICTOR JEFF FERGUSON, 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:

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 SOUTH, RANGE II EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, ...EXCEPTING THEREFROM THE FOLLOWING...

ALL THAT PORTION OF THE SE 1/4 SW 1/4 SW 1/4 OF SECTION 8, TOWNSHIP 38 SOUTH, RANGE II EAST OF THE WILLAMETTE MERIDIAN, WHICH LIES SOUTHERLY AND WESTERLY OF THE RIGHT OF WAY OF THAT CERTAIN ROADWAY AS DESCRIBED IN DEED TO IVAN E. CRUMPACKER AND LOIS E. CRUMPACKER, DATED AUGUST 7, 1971, RECORDED FEBRUARY 22, 1972 IN DEED VOLUME M72, PAGE 1845, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON

(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 ALL THOSE OF RECORD

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 \$ 15,000.00

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 10 day of SEPTEMBER, 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.

Richard Lloyd Ferguson

RICHARD LLOYD FERGUSON

Jeanne Carol Oliver

JEANNE CAROL OLIVER

STATE OF OREGON, County of Klamath ss.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath September 16, 1982

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 RICHARD LLOYD FERGUSON and JEANNE CAROL OLIVER

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.

Notary Public for Oregon My commission expires: 6/19/83

Before me: Notary Public for Oregon My commission expires:

(OFFICIAL SEAL)

Form with fields for Grantor's Name and Address (Richard Lloyd Ferguson, Jeanne Carol Oliver, Route #1 Box 746 Bonanza, Oregon) and Grantee's Name and Address (Victor Jeff Ferguson, 909 Baytree Rd. La Canada California).

STATE OF OREGON, County of Klamath ss. I certify that the within instrument was received for record on the 16 day of Sept, 1982 at 3:16 o'clock PM., and recorded in book/reel/volume No. M82 on page 12348 or as document/fee/file/instrument/microfilm No. 15579, Record of Deeds of said county. Witness my hand and seal of County affixed. Evelyn Biehn County Clerk. By Joyce McShue Deputy Fee \$4.00

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