

146841

MTC 11798-K

WARRANTY DEED

Vol. 1187 Page 14550

KNOW ALL MEN BY THESE PRESENTS, That FRANK W. OHLUND and JANE A. OHLUND, tenants in common

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM GEORGE WYRICK and PAMELA KAY WYRICK, 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:

The S $\frac{1}{2}$ of the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and the N $\frac{1}{2}$ of the N $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 33, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM subsurface rights reserved by instrument recorded in Volume 304, page 390, Deed Records of Klamath County, Oregon.

- 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 \$ 11,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration for this deed. (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 1st day of November, 19 82 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)

FRANK W. OHLUND

JANE A. OHLUND

STATE OF OREGON, } ss.
County of Klamath
November 1, 19 82

STATE OF OREGON, County of _____) ss.
November 1, 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 FRANK W. OHLUND and JANE A. OHLUND, husband and wife.

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)

(OFFICIAL SEAL)

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

Notary Public for Oregon
My commission expires:

Mr. & Mrs. Frank W. Ohlund
P.O. Box 381
Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. William George Wyrick
5244 Barry Avenue
Klamath Falls, OR 97601

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, } ss.

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 _____ 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

- continued from the reverse side of this deed -

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
2. Conditions and restrictions as contained in Deed recorded in Volume 304, page 390, Deed Records of Klamath County, Oregon, including but not limited to the following:

"subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights of way of record. All subsurface rights, except water are hereby reserved in trust for the heirs of Guy Schonchin, deceased Klamath Allottee No. 843."

3. Reservations and restrictions as contained in Deed recorded in Volume M69, page 10597, Microfilm Records of Klamath County, Oregon:

"Reserving to the grantors herein, their heirs, and assigns, the right to use jointly with others that certain roadway for the purpose of ingress to and egress from the grantor's adjacent land located in Section 32, Township 36 South, Range 12 East of the Willamette Meridian, by existing roads from the Klamath Falls-Lakeview Highway, through Section 29, said Township and Range and Sections 22, 27, 28, and 33, said Township and Range."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

this 2 day of Nov A.D. 19 82 at 10:56 o'clock A. and
duly recorded in Vol. M82 of Deeds on Page 14550

Fee \$8.00

EV. LYN BIEHN, County Clerk

By Joyce M. Davis