

18221

WARRANTY DEED

MICHAEL F. HARRIS

17560

KNOW ALL MEN BY THESE PRESENTS, That

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

MINNIE KAY DAVIS

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:

A tract of land situate in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ 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 on the East boundary of Homedale Road, said point being North 89° 48' East a distance of 30 feet and South 0° 10' East a distance of 162 feet from the Northwest corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 14; thence South 0° 10' East along the East boundary of Homedale Road a distance of 117.0 feet to an iron pin; thence North 89° 48' East a distance of 350.0 feet to an iron pin; thence North 0° 10' West parallel with Homedale Road a distance of 117.0 feet to an iron pin; thence South 89° 48' West a distance of 350.0 feet, more or less, to the point of beginning.

- 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 \$59,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration therefor which is

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 10th day of December, 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.

Michael F. Harris
MICHAEL F. HARRIS

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath
December 10, 1982

} ss.

STATE OF OREGON, County of _____, 19____ ss.

Personally appeared _____ and

each for himself and not one for the other, did say that the former is the _____ who, being duly sworn, 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Notary Public for Oregon

My commission expires:

6/19/83

Mr. Michael F. Harris

GRANTOR'S NAME AND ADDRESS

Minnie Kay Davis

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

- continued from the reverse side of this deed -

SUBJECT TO:

1. Assessments, if any, due to the City of Klamath Falls for water use.
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. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
4. An agreement between Henry E. Ankeny, et al and the United States of America dated February 12, 1906, recorded August 26, 1909, in Deed Volume 27, page 340, Records of Klamath County, Oregon.
5. Agreement between the United State of America and J. W. Siemens, for irrigation and drainage ditches, recorded April 19, 1919, in Book 50, page 163, Deed Records of Klamath County, Oregon. Supplemental Drainage contract recorded June 7, 1920, in Book 52, page 567, Deed Records of Klamath County, Oregon.
6. Conveyance of access rights in and to the above described tract, from and between South Side By-Pass Section of a County Road, as set forth in Book M76, page 11739, recorded February 6, 1976, in Microfilm Records of Klamath County, Oregon.
7. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
Dated: October 23, 1981
Recorded: October 23, 1981
Volume: M81, page 18568, Microfilm Records of Klamath County, Oregon
Amount: \$50,000.00
Mortgagor: Michael F. Harris
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-P60233)

The Grantees named on the reverse side of this deed hereby agree to assume and pay the above described Mortgage.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 10 day of Dec. A.D. 19 82 at 9:51 A.M. and

duly recorded in Vol. M82 of Deeds in G. 17500

Fee \$8.00

EVILYN OSHIN, County Clerk

By Joyce McArthur