

1-1-74

18537

## WARRANTY DEED

Vol. 1882 Page

18075

KNOW ALL MEN BY THESE PRESENTS, That RAYMOND E. JACOB

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GEORGE E. JACOB, 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:

(see attached)

(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

(\* see reverse side)

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 \$ 35,000.00  
 However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) (The sentence between the symbols ①, 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        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.

X Raymond E. Jacob  
 Raymond E. Jacob

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON, )  
County of Klamath ) ss.  
December, 1982.

Personally appeared the above named  
Raymond E. Jacob

C, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:  
(OFFICIAL SEAL) Steve Wierga  
Notary Public for Oregon  
My commission expires: 10/17/84

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       

      , 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:       

Raymond E. Jacob  
Star Rt. 2, Box 555 E  
Chiloquin, Or. 97624  
GRANTOR'S NAME AND ADDRESS

George E. Jacob  
4361 E. Mission Blvd., Sp. #2  
Pamona, Ca. 91766  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee above

NAME, ADDRESS, ZIP

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

Grantee above

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/reel/volume No.        on page        or as document/fee/file/instrument/microfilm No.       , Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

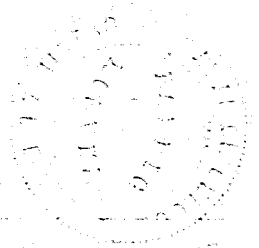
By        Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

18076

18076

\* Grantee assumes and agrees to pay that certain Trust Deed dated June 25, 1982, executed and delivered by Raymond E. Jacob as Grantor, recorded on June 28, 1982, in the Mortgage Records of Klamath County, Oregon in Volume No. M82 at Page 8131, or as documented on microfilm #13071, according to the terms thereof.



18077

10220

DESCRIPTION

A tract of real property in the ~~Range~~ of Section 23, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northeast corner of above said Section 23, Township 34 South, Range 8 East of the Willamette Meridian, which corner is marked with a brass capped iron pipe; thence South  $0^{\circ} 02' 01''$  West along the East boundary of said Section 23, a distance of 1300.26 feet to a  $5/8''$  steel rod marking the point of intersection of above said boundary with the Southerly right of way boundary of the County road (Williamson River road), said point of intersection being the true point of beginning of this description; thence along above said Southerly right of way boundary of County road, North  $61^{\circ} 50' 23''$  West, 673.03 feet to a  $1/2''$  steel rod; thence South  $7^{\circ} 44' 01''$  West, 834.53 feet to a  $1/2''$  iron pipe; thence South  $89^{\circ} 57' 59''$  East, 460.36 feet to a  $5/8''$  steel rod; thence South  $0^{\circ} 02' 01''$  West, parallel with the East boundary of said Section 23, a distance of 400.00 feet, more or less, to the low water mark of Sprague River; thence South  $67^{\circ} 57' 51''$  East along said low water mark, 264.24 feet, more or less, to the East boundary of aforesaid Section 23; thence along same, North  $0^{\circ} 02' 01''$  East, 1008.73 feet to the true point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

9:49

On 20 day of Dec. A. D. 19 82 at 9:49 o'clock A.M., and

duly recorded in Vol. M82, of Deeds on Page 18075

Fee \$12.00

By Evelyn Biehn County Clerk