

18786

WARRANTY DEED

Vol. 1782

18473

KNOW ALL MEN BY THESE PRESENTS, That Boyd C. & Priscilla Mabry
husband & Wifehereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Pat Mabrythe 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 PARCEL OF LAND containing 1.01 acres in gross area, lying north of Crescent Lake Cutoff Road, situated in the NE part of the SE $\frac{1}{4}$ of Section 25, T. 24S., R. 8E, W.M. Klamath County, Oregon, and more particularly described as follows;

BEGINNING AT THE POINT along the East Line of said section 25, from which N/16 Corner common to said Section 25 and Section 30 bears N00 06' 59" E 600 Feet; said P.O.B. is witnessed by a #5 steel rod bearing S 89o 36' 33" W. 30 feet;

THENCE along the East Line of Section 25, S 00o 59" W 200 feet to a point witnessed by a #5 steel rod bearing S 89o 6' 33" W 30 feet;
THENCE along a line parallel with the N/16 Kube of Section 25, S 89o 36' 33" W 220 feet to a point, a #5 steel rod;
(see reverse side)

(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

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 \$

① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ② (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 19 day of December, 19 88; 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)

STATE OF OREGON, Cass } ss.
County of December 27, 19 88Personally appeared the above named
Boyd C. Mabry & Priscilla Mabry
and acknowledged the foregoing instrument to be their voluntary act and deed.Before me: Judy Moody
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 4-2-86STATE OF OREGON, County of Cass) ss.
19 88Personally appeared Boyd C. Mabry and Priscilla Mabry
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: Judy Moody
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 4-2-86Boyd C. Mabry & Priscilla Mabry
430 E. 9th Street
Bandon, Oregon 97411
GRANTOR'S NAME AND ADDRESSBoyd C. Mabry & Priscilla Mabry
430 E. 9th Street
Bandon, Oregon 97411
GRANTEE'S NAME AND ADDRESS

After recording return to:

Pat Mabry
430 E. 9th Street
Bandon, Oregon 97411
NAME, ADDRESS, ZIP

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

Pat Mabry
430 E. 9th Street
Bandon, Oregon 97411
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Cass
I certify that the within instrument was received for record on the day of December, 19 88.SPACE RESERVED
FOR
RECORDER'S USEat 10 o'clock M. and recorded in book/reel/volume 16 on page 1 or as document/fee/file/instrument/microfilm No. 16.
Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Judy Moody Deputy

(Continued)

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THENCE along a line parallel with the East Line of Section 25,
N 00° 06' 59" E. 200.00 feet to a point, a #5 Steel rod;

THENCE along a line parallel with the N/16 Line of Section 25, N 89°
36' 33" E 220.00 feet to the Point of Beginning.

There is included within these bounds an access and utility
easement 30' in width, lying along the East line of Section 25
leading from the South bound to the North bound hereof.

There is included with this parcel an access and utility
easement 30 feet in width, lying along the East Line of
Section 25, leading from Crescent Lake Cutoff Road to the
South bound hereof.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 28th day of December A.D. 19 82 at 3:32 o'clock P.M. and
duly recorded in Vol. M82, of Deeds on Page 18473

EVELYN BIEHN, County Clerk

By Bernard J. Letcher

Fee \$8.00