

20833

WARRANTY DEED

STEVEN-NEER LAW PUBLISHING CO., PORTLAND, OR. 97204

Vol. 1782 Page 2975

KNOW ALL MEN BY THESE PRESENTS, That DAN C. RAJNUS and MARLA ANN RAJNUS,  
 husband and wife  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD RAJNUS and  
SHARON RAJNUS, 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 ap-  
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

see attached legal description

(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  
 those of record and apparent to the land.

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 \$ 80,000.00  
 However, the actual consideration consists of or includes other property or value given or promised which is  
 the whole part of the 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 25th day of February, 1983;  
 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, )  
 County of Klamath ) ss.  
February 25, 1983.

Personally appeared the above named  
Dan C. Rajnus and Marla Ann Rajnus,  
 husband and wife.

and acknowledged the foregoing instru-  
 ment to be their voluntary act and deed.

(OFFICIAL  
 SEAL)

Notary Public for Oregon

My commission expires: 3-2-84

Dan C. Rajnus

Marla Ann Rajnus

STATE OF OREGON, County of \_\_\_\_\_, 19\_\_\_\_ ss.

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 \_\_\_\_\_

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 be-  
 half 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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Donald Rajnus  
 Star Route Box 68  
 Malin, Oregon 97632

NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_ ss.

I certify that the within instru-  
 ment 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/tile/  
 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

2976

PARCEL 2:

A parcel of land situated in the N $\frac{1}{2}$ NE $\frac{1}{4}$ , the NE $\frac{1}{4}$ NW $\frac{1}{4}$ , the N $\frac{1}{2}$ S $\frac{1}{2}$ NE $\frac{1}{4}$ , of Section 25, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northeast corner of Section 25, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon; thence Westerly along the North line of said Section 25, 1950 feet to the true point of beginning; thence continuing Westerly along said North line to an existing fence; thence Southeasterly along said existing fence line to a point on the South line of the N $\frac{1}{2}$ S $\frac{1}{2}$ NE $\frac{1}{4}$ ; said point being 1400 feet distant from the East line of said Section 25; thence Northwesterly to the point of beginning.

TOGETHER WITH an easement for roadway purposes over the following described property:

Beginning at the Southeast corner of the N $\frac{1}{2}$ S $\frac{1}{2}$ NE $\frac{1}{4}$  of Section 25, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon; thence West along the South line of the N $\frac{1}{2}$ S $\frac{1}{2}$ NE $\frac{1}{4}$  a distance of 40 feet; thence North parallel with the East line of Section 25 to the Southerly right of way line of Harpold Road; thence Southeasterly along said Southerly right of way line to the East line of Section 25; thence South along said East line to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 28th day of Feb. A.D. 19 83 at 8:30 o'clock A.M. and

duly recorded in Vol. M83, of Deeds on Page 2975

Fee \$8.00

EV. LYN BERRY, Clerk

By

*Joyce M. Berry*