

1-1-74

21453

WARRANTY DEED

M83

4042

KNOW ALL MEN BY THESE PRESENTS, That Kenneth I. Egbert and Nona I.

Egbert, Husband and wife

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

Joseph Mc Dowell, a single man

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:

N¹/₂ of Lot #1 of Section 16, Township 41 South, Range 7 East.

MM Klamath County, Oregon 10 acres M/L

Reserving therefrom a non exclusive easement of thirty feet along all boundaries for public highway use in common with others.

The above property described was sold to the above grantee on an unrecorded Land Contract, on December 1, 1971.

(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 \$ 3,390.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 19 ; 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)

Kenneth W. Egbert
By Nona I. Egbert
Nona I. EgbertSTATE OF OREGON,)
County of) ss.
, 19 .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)

Before me:
(OFFICIAL SEAL) Kenneth D. Letch
Notary Public for Oregon
My commission expires: 12-29-85Notary Public for Oregon
My commission expires:Kenneth & Nona Egbert
P.O. Box 534
Dorris, Calif. 96023
GRANTOR'S NAME AND ADDRESSJoseph Mc Dowell
P.O. Box 344
Morongo Valley, Calif. 92265
GRANTEE'S NAME AND ADDRESS

After recording return to:

Joseph Mc Dowell
P.O. Box 344
Morongo Valley, Calif. 92265
NAME, ADDRESS, ZIP

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

Joseph Mc Dowell
P.O. Box 344
Morongo Valley, Calif. 92265
NAME, ADDRESS, ZIP

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record on the 16th day of March 1983, at 1:47 o'clock P.M. and recorded in book reel volume No. M83 on page 4042 or as document/fee/file/instrument/microfilm No. 21453. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By Kenneth D. Letch Deputy

Fee \$4.00