

MTG 12021

1-1-74

22533

WARRANTY DEED

Vol. 178 - 5812

KNOW ALL MEN BY THESE PRESENTS, That HIGGINBOTHAM & HIGGINBOTHAM DEVELOPMENT CO., an Oregon Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM H. LEMONDS and MARTHA A. LEMONDS, husband and wife, as tenants by the entirety, 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:

Beginning at a point on the quarter section line 40 feet West of the Northeast corner of the Northwest quarter of the Southwest quarter of Section 28, Township 27 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence West 1280 feet, more or less, to the quarter corner on the West line of said Section 28; thence South 440.00 feet along the section line; thence East 1270 feet, more or less, on a line parallel with the East-West center line of said Section 28 to a point Westerly and 40 feet perpendicular from the Westerly right of way line of the U. S. Highway No. 97; thence Northerly on a line parallel with said right of way line to a point Westerly and 40 feet perpendicular from the East line of the Northwest quarter of the Southwest quarter of said Section 28; thence North to the place of beginning.

(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 conditions, restrictions, easements and mortgage of record which Grantees herein do not assume or agree to pay

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 \$12,250.00

However, the actual consideration consists of or includes other property or value given or promised which 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 14th 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 ss.

Personally appeared the above named

and acknowledged the foregoing instrument to be voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of Lane ss. February 1983

Personally appeared H. R. Higginbotham and Ray Higginbotham 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

Higginbotham & Higginbotham Development 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: Judith M. Cabaniss (OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 10-13-86

HIGGINBOTHAM & HIGGINBOTHAM DEVELOPMENT CO.

GRANTOR'S NAME AND ADDRESS

LEMONDS, William H./Martha A.

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEES

c/o Daren Engel Escrow  
52 South 17th Place, Springfield, OR

NAME, ADDRESS, ZIP

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

GRANTEES

417 North 71st St.

Springfield, OR 97477

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 18 day of April 1983. at 9:00 o'clock AM. and recorded in book reel volume No. MS3 on page 5812 or as document fee file. instrument/microfilm No. 22533 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Deputy

4.00

APR 19 1983