

81-23872

MTC 12335

MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol. 183 Page 8142

KNOW ALL MEN BY THESE PRESENTS, That
Mary A. Banks

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Lester R. Davis and Ann Shelde, as Tenants In Common
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 LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE
OF THIS DEED"

*83 MAY 25 AM 11 29

(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 as
set forth on the reverse of this deed, or those apparent upon the land, if any,
as of the date of this deed.

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 \$ 52,000.00
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 @, if not applicable, should be deleted. See ORS 93.030.)
part of the consideration (indicate which) @

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 24th day of May, 19 83;
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)

Mary A. Banks
Mary A. Banks

STATE OF OREGON,

County of Klamath } ss.
May 24, 19 83.

Personally appeared the above named
Mary A. Banks

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

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 7/13/85

STATE OF OREGON, County of

Personally appeared

and
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:

Mary A. Banks

GRANTOR'S NAME AND ADDRESS

Lester R. Davis and Ann Shelde
Route 1 Box 1190
Chiloquin, Oregon 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

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

Per Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instru-
ment was received for record on the
day of 19
at o'clock M., and recorded
in book or page
file/reel number
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

Recording Officer
Deputy

MOUNTAIN TITLE COMPANY

DESCRIPTION

All of that portion of Government Lot 7 in Section 17, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying Westerly of Oregon State Highway #232.

EXCEPTING THEREFROM a parcel of land situated in the NE $\frac{1}{4}$ of Section 17, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the point of intersection of the Northerly line of Government Lot 7 of said Section 17 and the Northwesternly right of way line of the Williamson River-Chiloquin State Highway; thence South 35° 29' 10" West along said Northwesternly right of way line of said State Highway 150.00 feet; thence leaving said Northwesternly right of way line of said State Highway South 89° 23' 16" West, 359.43 feet; thence North 35° 29' 10" East, 150.00 feet to a point on said Northerly line of Government Lot 7; thence North 89° 23' 16" East along said Northerly line of Government Lot 7, 359.43 feet to the point of beginning.

ALSO EXCEPTING THEREFROM a parcel of land situated in the NE $\frac{1}{4}$ of Section 17, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

Commencing at the point of intersection of the Northerly line of Government Lot 7 of said Section 17 and the Northwesternly right of way line of the Williamson River-Chiloquin State Highway; thence South 35° 29' 10" East along said Northwesternly right of way line of said State Highway, 150.00 feet to the point of beginning of this description; thence South 35° 29' 10" West continuing along above mentioned right of way line 200.00 feet; thence South 89° 23' 16" West leaving said Northwesternly right of way line of said State Highway, 269.56 feet; thence North 35° 29' 10" East, 200.00 feet; thence North 89° 23' 16" East, 269.56 feet to the point of beginning.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of the streets, roads or highways.
2. Reservations and restrictions as contained in Deed recorded March 1, 1944 in Volume 162, page 550, Deed Records of Klamath County, Oregon, to wit: "subject to any existing rights of way for utilities, highways, roads and the like."
3. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein:
Dated: January 30, 1980
Recorded: February 5, 1980
Volume: M80, page 2231, Microfilm Records of Klamath County, Oregon
Rerecorded: February 13, 1980
Volume M80, page 2868, Microfilm Records of Klamath County, Oregon.
Mortgagor: Earl H. Banks and Mary A. Banks, Husband and Wife
Mortgagee: Vernon W. Cheek and Isabell Cheek, Husband and Wife
Said mortgage buyers agree to assume and pay in full.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ..

this 25th day of May A.D. 1983 at 11:29 o'clock A.M., and
duly recorded in Vol. M83, of 2 Deeds on 3 8142.

By EVELYN BIEHN, County Clerk
Fee \$8.00