

McL 1396

WARRANTY DEED

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24592
KNOW ALL MEN BY THESE PRESENTS, That ROBERT W. SIMPSON AND JULIANNE G. SIMPSON, HUSBAND AND WIFE
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALBERT L. PATRICK
AND ELDORA PATRICK HUSBAND AND WIFE
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:
A PARCEL OF LAND SITUATED IN THE SE¹/₄ OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 10 E. W. M., Klamath County, Oregon, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF NEW PINE ACRES, A SUB-DIVISION SITUATED IN THE NE¹/₄ OF SAID SECTION 16, TOWNSHIP 23 S., R. 10 E. W. M. AND WHICH SAID POINT IS THE INTERSECTION OF THE SOUTH LINE OF REEVE ROAD AND THE EAST LINE OF KURTZ ROAD AS SHOWN ON SAID PLAT; THENCE S 0°13'32" WEST, ALONG THE EAST LINE OF SAID KURTZ ROAD, A DISTANCE OF 265.84 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 0°13'32" WEST, ALONG SAID EAST LINE, A DISTANCE OF 252.36 FEET TO A POINT; THENCE EAST A DISTANCE OF 602.13 FEET TO A POINT; THENCE NORTH A DISTANCE OF 252.36 FEET TO A POINT; THENCE WEST A DISTANCE OF 601.14 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

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 SUBJECT TO RIGHTS OF THE PUBLIC IN ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE LIMITS OF ANY ROADS OR HIGHWAYS.

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 \$ 5,500.00

and that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances SUBJECT TO RIGHTS OF THE PUBLIC IN ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE LIMITS OF ANY ROADS OR HIGHWAYS.
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 26th day of May, 1978;
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 Clackamas
May 26th, 1978

Robert W. Simpson
Julianne G. Simpson
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

Personally appeared the above named
ROBERT W. AND JULIANNE G. SIMPSON
and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 10-16-81

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:
Notary Public for Oregon
My commission expires:
(OFFICIAL SEAL)

Robert W. & Julianne G. Simpson
7007 SE 36th
Portland, Oregon 97202
GRANTOR'S NAME AND ADDRESS
Albert L. & Eldora Patrick
52177 Ponderosa Way
LaPine, Oregon 97739
GRANTEE'S NAME AND ADDRESS
After recording return to:
Pine Forest Escrow, Inc.
P. O. Box 685
LaPine, Oregon 97739
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
Albert L. & Eldora Patrick
52177 Ponderosa Way
LaPine, Oregon 97739
NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath
I certify that the within instrument was received for record on the 15th day of June, 1983, at 1:41 o'clock PM., and recorded in book M 83 on page 9326 or as file, reel number 24592
Record of Deeds of said county.
Witness my hand and seal of County affixed.
Evelyn Biehn, County Clerk
Recording Officer
By [Signature] Deputy
4.00 fee