

24996

MC 12341 WARRANTY DEED

JOYCE P. MC PHERSON

KNOW ALL MEN BY THESE PRESENTS, That

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

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 in Section 32, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of the NE $\frac{1}{4}$  of Section 32, Township 39 South, Range 10 East of the Willamette Meridian; thence East 405 feet along the Northerly section line of the above mentioned section; thence South 1021 feet to the point of beginning; thence South 152.4 feet; thence South 85° East 120.1 feet; thence South 78° East, 119.5 feet; thence South 58° East 210 feet; thence West along the South line of the NE $\frac{1}{4}$  of said Section 32, to the Southwest corner of the NE $\frac{1}{4}$ ; thence North along the Westerly line

## MOUNTAIN TITLE COMPANY INC.

of said NE $\frac{1}{4}$ , 299 feet; thence Easterly 405 feet to the point of beginning.

- continued on the reverse side of this deed -

(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 stated on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed

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 \$ 2,000.00

The sentence between the symbols ©, if not applicable, should be deleted. See ORS 91.030.)

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 8th day of June, 1983; if a corporate grantor, it has caused its name to be signed and sealed by its officers, duly authorized thereto by order of its board of directors.

JOYCE P. MC PHERSON

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON,

County of Klamath

June 8, 1983

Personally appeared the above named  
JOYCE P. MC PHERSON

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

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires: 6/19/83

STATE OF OREGON, County of

Personally appeared

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 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL  
SEAL)

Joyce P. McPherson

9508 Hill Road  
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Mr. &amp; Mrs. John Feeback

9544 Hill Road  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS 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 on page or as  
file/reel number  
Record of Deeds of said county.  
Witness my hand and seal of  
County affixed.

Recording Officer  
Deputy

SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Basin Improvement District.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
3. An easement created by instrument, including the terms and provisions thereof,  
Dated: November 11, 1971  
Recorded: November 16, 1971  
Volume: M71, page 12023, Microfilm Records of Klamath County, Oregon  
In favor of: Pacific Power & Light Company  
For: Electric transmission and distribution lines
4. Domestic Water Agreement, including the terms and provisions thereof,  
Dated: September 22, 1972  
Recorded: September 25, 1972  
Volume: M72, page 10843, Microfilm Records of Klamath County, Oregon  
By and between: Donald L. Steers and Hazel Fern Steers, husband and wife  
and Willie McDonald and Pamela B. McDonald, husband and wife

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ..  
this 24 day of June A.D. 19 83 at 11:23 o'clock A.M., and  
duly recorded in Vol. M 83, of deeds on page 9926

8.00 fee

By EVELYN BIEHN, County Clerk  
[Signature]