

1967 25250

Vol. 183 Page 10340

KNOW ALL MEN BY THESE PRESENTS, That RALPH L. PETTIT and JEAN D. PETTIT, husband and wife

, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by MANUEL OCHOA, JR. and ROSEMARY J. OCHOA, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The following described real property in Klamath County, Oregon:

That portion of Government Lot 10, in Section 27, Township 34 South, Range 7 East of the Willamette Meridian, lying Westerly of the Southern Pacific Railroad right of way, EXCEPTING THEREFROM the Southerly 320.50 feet thereof.

Subject, however, to the following:

(for continuation of this deed see reverse side of this deed)
(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record as of the date 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 above granted 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 \$ 11,500.00

~~Where the actual consideration is not stated, the property is conveyed as a gift, and the deed is voidable at the option of the grantor.~~

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 1st day of JANUARY, 1974; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

Ralph L. Pettit
RALPH L. PETTIT
Jean D. Pettit
JEAN D. PETTIT

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.

Personally appeared the above named
Ralph L. Pettit and Jean D. Pettit
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL) *John A. Kaita*
Notary Public for Oregon
My commission expires:
July 16, 1976

NOTE—The sentence between the symbols Ⓢ, if not applicable, should be deleted. See ORS 93.030.

STATE OF OREGON, County of) ss.

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:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

Winema Pool Estate
Box 376
Chiloquin 97624

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON

County of) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file number _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

By _____ Title _____ Deputy

83 JUN 30 PM 3 35

1. Any existing easements visable on the ground for roads, pipelines, or utilities, to which the property might be subject under provisions of Land Status Report recorded in Deed Volume 310 at page 335, Records of Klamath County, Oregon.
2. Any existing easements visable on the ground for roads, pipelines, or utilities, to which the property might be subject under provisions of Land Status Report recorded in Deed Volume 310 at page 350, Records of Klamath County, Oregon.
3. Rights of the public in and to any portion of the herein described property lying within the limits of any road or highway.
4. Rights of the public and of Governmental bodies, if any, in and to any portion of the herein described property lying below the water mark of the Williamson River.
5. Subject to any encroachment of the tracts adjoining Government Lot 10 on the North.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 30th day of June A. D. 19 83 at 3:35 o'clock P. M.
duly recorded in Vol. M83 of Deeds on Page 10340

EV LYN BIEHN, County Clerk

Fee \$8.00

By [Signature]

