

MT 12485

WARRANTY DEED

Vol. 113 Page 10373

KNOW ALL MEN BY THESE PRESENTS, That Michael E. Kenyon & Rowena E. Kenyon hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Gary Klegseth & Denise L. Klegseth, husband and wife, 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:

A tract of land situated in Tract 18, Merrill Tracts Subdivision in the southwest of Section 2, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a one-half inch iron pin located North 00° 25' West a distance of 125.00 feet and West a distance of 120.00 feet from the one-half inch iron pin marking the Southeast corner of Block 3, Hodges Addition to Merrill; Thence West parallel with the South line of said Tract 18 Merrill Tracts, a distance of 120.00 feet to a one-half inch iron pin; thence North 00° 25' West a distance of 125.00 feet to a one-half inch iron pin on the Westerly extension of the South line of Third Street, Hodges Addition to Merrill; thence East along said line a distance of 120.00 feet to a one-half inch iron pin; thence South 00° 25' East a distance of 125.00 feet to the point 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 as stated on the reverse side of this deed or 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 \$ 63,000.00. However, the actual consideration consists of an interest in real property, the value of which is not stated in this deed. (The sentence between the symbols (H), 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 30 day of June, 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)

Michael E. Kenyon
Michael E. Kenyon

Rowena E. Kenyon
Rowena E. Kenyon

STATE OF OREGON,

County of Klamath

June 30, 1983

STATE OF OREGON, County of

19

Personally appeared

Personally appeared the above named

Michael E. Kenyon &

Rowena, husband and wife

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

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6-16-84

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Mr. & Mrs. Michael E. Kenyon

Merrill, Oregon 97633

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Gary Klegseth

Merrill, Oregon 97633

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

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page or as document/tee/tile/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

87801

22881

10374

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways:
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Basin Improvement District.
4. Acceptance of Terms and Conditions of Reclamation Extension Act (Approved August 13, 1914) from N.S. Merrill to United States, recorded in Vol. 43, page 72, Records of Klamath County, Oregon.
5. An easement for the construction and maintenance of future public utilities irrigation and drainage along the southerly 8 feet, as disclosed by instrument recorded in Volume m70, page 1092, Microfilm records of Klamath County, Oregon.
6. Notice to Persons intending to plat lands within Klamath Basin Improvement District, recorded July 24, 1970 in Vol. m70 page 6187, Microfilm Records of Klamath County, Oregon.

IN FRONT OF, COUNTY OF KLAMATH; ss.

Filed for record

this 1st day of July A.D. 19 83 at 9:18 o'clock A.M., and
duly recorded in Vol. M83, of Deeds on Page 10374

EVELYN BIEHN, County Clerk

By [Signature]

Fee \$8.00

VOODOO RO STATE

County of Klamath, Oregon
I, Evelyn Biehn, County Clerk, do hereby certify that the within instrument was duly recorded in the office of the County Clerk of Klamath County, Oregon, on the 1st day of July, 1983, at 9:18 o'clock A.M., and is duly recorded in Volume M83, of Deeds, on Page 10374.