

K-36242

WARRANTY DEED

LEO FRANKLIN DAVIS AND MARY

125297

KNOW ALL MEN BY THESE PRESENTS, That MARGARET DAVIS, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BRUCE H. CLARK, hereinafter called dba MORTGAGE & CONTRACT PURCHASE CO. 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:

SEE BACK OF DOCUMENT FOR LEGAL DESCRIPTION AND EXCEPTIONS THEREFROM.

(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 those that are listed on the back of this document.

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 \$ *BELOW

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.) 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 24 day of June, 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. * This document is being recorded to complete assignment of Vendor's Interest of a Land Sale Contract

STATE OF OREGON, County of Klamath ss. JUNE 24, 19 83.

Personally appeared the above named LEO FRANKLIN DAVIS AND MARY MARGARET DAVIS and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

Notary Public for Oregon My commission expires: 6-16-84

STATE OF OREGON, County of ss. 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 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:

DAVIS

GRANTOR'S NAME AND ADDRESS
Mortgage & Contract Purchase Co.
700 Lawrence St.
Eugene, Oregon 97401

GRANTEE'S NAME AND ADDRESS
After recording return to:
First Trust Escrow Co.
P.O. Box 11499
Eugene, Oregon 97440-3699

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
no change

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, ss.

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/fee/tile/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE

By Deputy

LEGAL DESCRIPTION:

10426

PARCEL 1

A portion of Lot 1, Section 31, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at the corner common to Sections 36, Township 39 South, Range 7 East of the Willamette Meridian, Section 31, Township 39 South, Range 8 East of the Willamette Meridian, Section 1, Township 40 South, Range 7 East of the Willamette Meridian, and Section 6, Township 40 South, Range 8 East of the Willamette Meridian, and running thence North along the line between said Sections 36 and 31, 315 feet more or less, to a point which shall coincide with the South line of a tract in the SE 1/4 of SE 1/4 of said Section 36, presently owned by Frank Niles and Letha Niles, the true point of beginning; thence East 60 feet; thence North parallel to the Township line 240 feet; thence West 60 feet; thence South along the Township line 240 feet to the point of beginning.

PARCEL 2

A portion of the Southeast quarter of the Southeast quarter of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point which is 314.5 feet North of the Southeast corner of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence West at right angles to said East Section line 40 feet; thence North parallel to the East line of said section 345.5 feet, more or less, to the South line of that parcel of property described in Volume 120 at page 451, Deed Records of Klamath County, Oregon; thence East along the South line of said property 40 feet to the said section line; thence South 345.5 feet more or less to the point of beginning.

PARCEL 3

A parcel of land situated in Section 36, Township 39 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and in Section 31, Township 39 South, Range 8 East of the Willamette Meridian, being more particularly described as follows:

Beginning at a point on the East line of said Section 36 from which an iron axle marking the Southeast corner of said Section 36 bears South 314.5 feet; thence West 40 feet; thence South 30 feet; thence East 40 feet to a point on said East line; thence continuing East 60 feet; thence North 30 feet; thence West 60 feet to the point of beginning.

TOGETHER WITH all easements appurtenant to subject property.

SUBJECT TO: All easements and Rights of Way of record.

Contract of Sale, dated November 2, 1978, recorded November 2, 1978, in Volume No. M78, Page 24834, Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ..

this 1st day of July A.D. 19 83 at 1:38 o'clock P.M., and
duly recorded in Vol. M83 of Deeds on Page 10425

EVELYN BIEHN, County Clerk
By Bernard J. DeLoach

Fee \$8.00