

WARRANTY DEED

25413

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KNOW ALL MEN BY THESE PRESENTS, That

Leona C. Conaway

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Robert W. Dunn Sr. and Gerald Dean Dunn, husband & 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:

See description attached

'83 JUL 6 AM 10 42

(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

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 \$25,000.00. 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 20 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)

Leona C. Conaway
Leona C. Conaway

STATE OF OREGON,

County of Klamath } ss.
June 20, 1983.

STATE OF OREGON, County of _____) ss.
_____, 19____.

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 _____

Personally appeared the above named Leona C. Conaway and acknowledged the foregoing instrument to be her voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-5-83

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)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee
12515 N. E. 16th St.
Vancouver, WA 98664

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

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/reel/volume No. _____ on page _____ or as document/tee/file/instrument/microfilm No. _____ Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

DESCRIPTION

The following described real property situate in Klamath County, Oregon:

All those portions of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, Township 39 South, Range 8 East of the Willamette Meridian, more particularly described as follows:, to-wit:

Beginning at the point of intersection of a line running North and South, parallel with, and 222 feet Easterly from, the West line of said NE $\frac{1}{4}$ of NW $\frac{1}{4}$, and the Northerly right-of-way line of the Klamath Falls-Ashland Highway No. 66; thence North, parallel with said West line of said NE $\frac{1}{4}$ of NW $\frac{1}{4}$ a distance of 330 feet; thence Northeasterly, parallel to said Highway right-of-way line, to the intersection with a line running North and South, and parallel with, and 354 feet Easterly from, the said West line of said NE $\frac{1}{4}$ of NW $\frac{1}{4}$; thence South on said last mentioned line, 330 feet, more or less, to the Northerly right-of-way line of said highway; thence Westerly along said right-of-way line to the point of beginning; and ALSO

Beginning at a point on the Northerly right-of-way line of the Ashland-Klamath Falls Highway No. 66, which lies Northeasterly along said right-of-way line a distance of 36 feet from the Southwest corner of that certain tract conveyed to Tracy Slusser by deed recorded April 18, 1940, in Volume 128 page 441, Deed records of Klamath County, Oregon; running thence: Northwesterly a distance of 100 feet to a point which lies on a North-South line drawn parallel to, and 354 feet East of, the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 23, Township 39 South, Range 8 East of the Willamette Meridian; thence South along this North-South line to its intersection with the Northerly right-of-way line of the Ashland-Klamath Falls, Highway No. 66; thence Northeasterly along said right-of-way line a distance of 36 feet to the point of beginning.

STAT: F. J. ...; CO. J. TY OF KLAMATH; ss.

Filed for record .

this 6th day of July A. D. 19 83 at 10:42 o'clock A. M.
duly recorded in Vol. M 83, of deeds on page 10628.

8.00 fee

By EVELYN BIEHN, County Clerk
[Signature]