

# MOUNTAIN TITLE COMPANY INC.

29011

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

Albert W. Wilder, Sr. and Ceceilia L. Wilder, Husband and Wife

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

Selma R. Leerskov

, 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:

The N $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$  of Section 29, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM THE S $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ .

## MOUNTAIN TITLE COMPANY INC.

(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 SET FORTH ON THE REVERSE 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 \$ 80,000.00. 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 3rd day of October, 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)

STATE OF OREGON,

County of Klamath

October 3rd, 1983

Personally appeared the above named Albert W. Wilder, Sr. and Ceceilia L. Wilder

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/13/85

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Albert and Ceceilia L. Wilder

GRANTOR'S NAME AND ADDRESS

Selma R. Leerskov

P.O. Box 290

Chiloquin, Oregon 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

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

Per Grantee

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

Recording Officer

By \_\_\_\_\_ Deputy

MOUNTAIN TITLE COMPANY INC.



16995

## SUBJECT TO:

1. Taxes for the fiscal year, 1983-1984 a lien not yet due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of the streets, roads or highways.
3. Reservations as set forth in Patent from the United States of America to John Jackson, Jr. recorded June 13, 1958 in Deed Volume 301 at page 89, records of Klamath County, Oregon.
4. Certificate for road purposes as set forth in instrument recorded August 10, 1959, in Deed volume 314, page 673, Records of Klamath County, Oregon.
5. Reservations as set forth in Deed from John Jackson, Jr. et al to Fritz Krauss, recorded June 13, 1960 in Deed Volume 322 at page 47, Records of Klamath County, Oregon:

STATE OF OREGON, )  
County of Klamath )

Filed for record at request of

on this 4th day of Oct. A.D. 1983  
at 9:46 o'clock A M, and duly  
recorded in Vol. M 83 of Deeds  
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EVELYN BIEHN, County Clerk

By Ann Smith Deputy

Fee \$8.00