

30654

WARRANTY DEED

Vol. M83 Page 19700

KNOW ALL MEN BY THESE PRESENTS, That STEVEN R. HUFF

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JUDITH TEGGER, 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:

That portion of the SW 1/4 of Section 20, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said SW 1/4; thence along the centerline of the C-4-E Lateral South $41^{\circ} 48'$ East, 767.7 feet; thence on a curve to the left, with a radius of 193.2 feet, for an arc distance of 103.7 feet, with a long chord bearing and distance of South $57^{\circ} 21' 30''$ East 103.6 feet; thence South $72^{\circ} 55'$ East 217.1 feet; thence on a curve to the right with a radius of 146.2 feet for an arc distance of 20.6 feet with a long chord bearing and a distance of South $68^{\circ} 52' 23''$ East 20.5 feet; thence along the centerline of the No. 1 Drain South $0^{\circ} 20'$ East 181.7 feet; thence South $22^{\circ} 40'$ East, 524.5 feet to a point on the South line of the NE 1/4 of said Section 20; thence along the South line of said NE 1/4, West 1028.9 feet; thence along the West line of said NE 1/4, North 1365.1 feet to the point of beginning.

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

Save and except that certain mortgage between Steven R. Huff as mortgagor and U-Lane O Federal Credit Union executed on November 10, 1980 and recorded in the Klamath County Records on reel no. 92518 at page no. 22118, 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 \$. 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 ϕ , 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 day of , 19 ; 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)

Steven R. Huff
Steven R. Huff

STATE OF OREGON,
County of Marion } ss.
November 2, 1983

Personally appeared the above named Steven R. Huff
and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:
Evelyn Biehn
Notary Public for Oregon
My commission expires: 11-7-86

STATE OF OREGON, County of } ss.
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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

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)

Steven R. Huff
1950 Chemeketa NE
Salem, Oregon 97301
GRANTOR'S NAME AND ADDRESS

Judith Tegger
1950 Chemeketa NE
Salem, Oregon 97301
GRANTEE'S NAME AND ADDRESS

After recording return to:
1950 Chemeketa NE
Salem, Oregon 97301

NAME, ADDRESS, ZIP

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

1950 Chemeketa NE
Salem, Oregon 97301

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 16th day of November, 1983, at 1:51 o'clock P.M., and recorded in book/reel/volume No. M83 on page 19700 or as document/fee/file/instrument/microfilm No. 30654, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

Fee: \$4.00 By Pam Smith Deputy