

1-1-74

20008 31220

WARRANTY DEED

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20695

KNOW ALL MEN BY THESE PRESENTS, That Wade E. Pitcher and Velma I. Pitcher hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Dennis W. Clark, 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 reverse

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

(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

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 \$ 35,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which) (The sentence between the symbols (C), 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 5 day of December, 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.

(If executed by a corporation, affix corporate seal)

Wade E. Pitcher
Velma I. Pitcher

Velma I. Pitcher

STATE OF OREGON, County of Klamath, 5 December, 19 83

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 Wade E. Pitcher and Velma I. Pitcher

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)

(OFFICIAL SEAL)

Notary Public for Oregon My commission expires: 8-5-87

Notary Public for Oregon My commission expires:

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to:
Grantee
5749 Leland Dr.
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
same
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,) 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/fee/file/instrument/microfilm No. ... Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE
By Deputy

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Order No. K-36724

DESCRIPTION OF PROPERTY

Beginning at an iron pin on the East line of Lot 1 which lies South along the East line of Lot 1 a distance of 118.2 feet from the iron pin which marks the Northeastly corner of Lot 1, Block 1 of Re-subdivision of Blocks 2B and 3 of Homedale in the E½NE¼ of Section 11, Township 39 S., R. 9 E.W.M., in Klamath County, Oregon, and running thence West at right angles a distance of 76.3 feet to an iron pin; thence South parallel to the East line of Lot 1 a distance of 256.3 feet to an iron pin which lies on the Northerly right of way line of Leland Drive; thence following the Northerly right of way of Leland Drive a distance of 96 feet to an iron pin; thence North along the East line of Lots 2 and 1, Block 1 of Re-subdivision of Blocks 2B and 3 of Homedale a distance of 314.6 feet, more or less, to the point of beginning, said tract containing 0.5 acres, more or less, and being portions of Lots 1 and 2 and the irrigation ditch right of way as shown on the plat of Re-subdivision of Blocks 2B and 3 of Homedale in the E½NE¼ of Section 11, Township 39 South, Range 9 East of the Willamette Meridian.

STATE OF OREGON,)
 County of Klamath)
 Filed for record at request of

on this 5th day of Dec. A.D. 19 83
 at 1:01 o'clock P M, and duly
 recorded in Vol. M83 of Deeds
 page 20695

EVELYN BIEHN, County Clerk

By Tom Smith Deputy

Fee 8.00