

31524

WARRANTY DEED

Vol. M Page 21259

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Walter A. Woodard Jr.  
Kathy Fish, 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A parcel of land situated in the NE 1/4 of Section 32, Township 39 South, Range 8 East of the  
Willamette meridian, in the County of Klamath, State of Oregon, more particularly as  
follows: Beginning at the section corner common to Sections 28, 29, 32, 33, thence South 0° 32'  
West 558.25 ft; thence South 89° 58' West 95 ft; thence South 0° 32' West 605.86 ft to  
a 5/8" iron rod, being the Northeastly corner of said parcel, the true point of beginning  
thence South 89° 00' 30" West 539.98 ft. to a 5/8" iron rod; thence South 0° 32' West 315.43  
feet to a 5/8" iron rod at the intersection with the northerly right of way line of said  
Highway 66, 567.12 feet to a 5/8" iron rod; thence North 0° 32' East 155.90 feet to the  
true point of beginning. The basis of bearings in Deed Volume M-77 at pages  
20785 and 20786.

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 PLAN-  
NING DEPARTMENT TO VERIFY APPROVED USES.

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 \$ 31,957.00  
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 ①, 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 13 day of December, 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)

Walter A. Woodard Jr.  
Notary Public for Oregon  
My commission expires: 2-12-85

STATE OF OREGON,  
County of Klamath } ss.  
December 13, 1983

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
Personally appeared \_\_\_\_\_, 19\_\_\_\_

Personally appeared the above named  
Walter A. Woodard, Jr.  
and acknowledged the foregoing instru-  
ment to be \_\_\_\_\_ His \_\_\_\_\_ voluntary act and deed.

\_\_\_\_\_ 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 \_\_\_\_\_

Before me:  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 2-12-85

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 be-  
half 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)

Walter A. Woodard Jr.  
P.O. Box 685  
Blenheim Beach, Oregon 97388  
GRANTOR'S NAME AND ADDRESS

Ken Leppert, Kathy Fish  
Pt. 3 Box 385 Ashland Hwy.  
Klamath Falls, Oregon 97625  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Ken Leppert, Kathy Fish  
Pt. 3 Box 385 Ashland Hwy.  
Klamath Falls, Oregon 97627  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
Ken Leppert, Kathy Fish  
Pt. 3 Box 385 Ashland Hwy.  
Klamath Falls, Oregon 97627  
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of KLAMATH } ss.

I certify that the within instru-  
ment was received for record on the  
13th day of DECEMBER, 1983,  
at 12:14 o'clock P.M., and recorded  
in book/reel/volume No. M 83 on  
page 21259 or as document/fee/file/  
instrument/microfilm No. 31524,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

EVELYN BIEHN COUNTY CLERK  
NAME TITLE

By [Signature] Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

Fee \$ 4.00