

1-1-74

31575

WARRANTY DEED

Vol. 183 Page 21366



KNOW ALL MEN BY THESE PRESENTS, That Josephine L. Snyder

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Meridee Dickson, 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 attached legal description

(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 \$4250.00

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 X is 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 14th day of April, 1979; 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 \_\_\_\_\_) ss.

STATE OF OREGON,

County of Klamath

April 17, 1979

Personally appeared the above named

Josephine L. Snyder

and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-22-81

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:

Josephine L. Snyder  
P.O. Box 693  
Chiloquin, Oregon 97624  
GRANTOR'S NAME AND ADDRESS

Meridee Dickson  
Rt 1, Box 16 Space 47  
Aurora, Oregon 97002  
GRANTEE'S NAME AND ADDRESS

After recording return to:

KCTC

NAME, ADDRESS, ZIP

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

Kenneth C. Heffren  
921 Dairy Road  
Auburn, Ca. 95603

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



The south half of that portion of the NW $\frac{1}{4}$  SE $\frac{1}{4}$  NE $\frac{1}{4}$  of Section 28, Township 34 South, Range 7 East of the Willamette Meridian lying Westerly of State Highway 97 and Easterly of a dirt road; being more particularly described as follows:

Beginning at an iron pin on the intersection of the Westerly right-of-way of said Highway 97 and the North line of said NW $\frac{1}{4}$  SE $\frac{1}{4}$  NE $\frac{1}{4}$  of Section 28; thence North 89°14'34" West 418.97 feet to a point; thence South 10°27' East 370.70 feet to a point; thence South 3°40' West 306.25 feet, more-or-less, to a point on the South line of said NW $\frac{1}{4}$  SE $\frac{1}{4}$  NE $\frac{1}{4}$  of Section 28; thence South 89°41'56" East 360.13 feet, more-or-less, along said South line to an iron pin on the Westerly right-of-way line of said Highway 97; thence Northerly along said highway right-of-way to the point of beginning.

This conveyance is made subject to easements, rights-of way of record and those apparent on the land. Grantor reserves an easement for joint user roadway and all other roadway purposes over and across a 30 foot strip of land lying North of and parallel to, the Southerly boundry; and a 30 foot wide strip lying East of, and parallel to, the Westerly boundary of said property.

STATE OF OREGON: COUNTY OF KLAMATH: ss  
I hereby certify that the within instrument was received and filed for record on the 14th day of December A.D., 1983 at 3:52 o'clock P.M., and duly recorded in Vol M83, of Deeds on page 21366.

EVELYN BIEHN, COUNTY CLERK

Fee \$ 8.00

by Pam Smith deputy