

31725

WARRANTY DEED

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21633

KNOW ALL MEN BY THESE PRESENTS, That JOHN S. KRONENBERGER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MONTY D. HARDT and LORY K. HARDT, husband and wife, 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:

A portion of Sections 14 and 15 in Township 34 South, Range 7 East of the Willamette Meridian, described as follows: Beginning at the Northwest corner of the $W\frac{1}{2}SW\frac{1}{4}NW\frac{1}{4}$ of said Section 14, this corner being the true point of beginning of this description; thence East along the North line of said $W\frac{1}{2}SW\frac{1}{4}NW\frac{1}{4}$ of Section 14 to the Northeast corner of said $W\frac{1}{2}SW\frac{1}{4}NW\frac{1}{4}$ of Section 14; thence South along the East line of said $W\frac{1}{2}SW\frac{1}{4}NE\frac{1}{4}$ of Section 14 a distance of 1158 feet to a point; thence North 60° West 541 feet to a point; thence West 429 feet to a point; thence North 887 feet more or less to the South line of Woodland Park Subdivision; thence East along said South line of Woodland Park to the true point of beginning.

SUBJECT TO: A non-exclusive private roadway easement for use in common with others over and across a strip of land 30.00 feet in width lying immediately adjacent to but Northerly of the South Boundary of said property.

(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 noted of record as of the date of this deed and 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 \$20,000.00.

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ (The sentence between the symbols \textcircled{D} , 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 15th day of June, 1980; 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)

John S. Kronenberger

STATE OF OREGON,)
County of Klamath) ss.
JULY 26, 1980

Personally appeared the above named
John S. Kronenberger

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

(OFFICIAL SEAL)

John A. Kalita

Notary Public for Oregon

My commission expires: July 16, 1984

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

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:

John S. Kronenberger

GRANTOR'S NAME AND ADDRESS

Monty D. & Lory K. Hardt
Box 617
Chiloquin, Ore. 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

MTC

NAME, ADDRESS, ZIP

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

no change

NAME, ADDRESS, ZIP

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record on the 20th day of December, 1983, at 8:48 o'clock AM., and recorded in book/reel/volume No. M83 on page 21633 or as document/fee/file/instrument/microfilm No. 31725, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Pam Smith Deputy

Fee: \$4.00