

33139

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Elmer Walker

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Brian Todd Walker

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:

The following described real property as situated in the S 1/2 of Section 20, Township 39 South, Range 11 1/2 East of the Willamette Meridian, also being described as Lot 5 of Parcel 1 and more particularly described as follows:

Beginning at the Northeast corner of said Section 20; thence S 00°41'55" E along the East line of said Section 20 a distance of 1840.14 feet; thence West 1267.69 feet to the true point of beginning of this description; thence continuing West 146.27 feet; thence North 60°21'40" W 45.68 feet; thence South 16°58'13" West 717.01 feet to the North right-of-way line of the County Road; thence Southeasterly along the North right-of-way line to a point that is South 770.29 feet from the point of (For continuation of legal description, see reverse side of this deed.)

(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,

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 \$ nil

~~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 ^⓪, 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 30 day of January, 1984; 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)

ELMER WALKER

STATE OF OREGON,

County of Klamath } ss.
January 30, 1984.STATE OF OREGON, County of } ss.
January 30, 1984.

Personally appeared _____ and

each for himself and not one for the other, did say that the former is the _____ who, being duly sworn, 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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

Notary Public for Oregon

My commission expires: 11-20-87

Personally appeared the above named Elmer Walker and acknowledged the foregoing instrument to be his voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11-20-87

Elmer Walker
Rt. 2, Box 802 J
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Brian Todd Walker
Rt. 2, Box 802 J
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Brian Todd Walker
Rt. 2, Box 802 J
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Brian Todd Walker
Rt. 2, Box 802 J
Klamath Falls, OR 97603

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 reel volume No. _____ on page _____ or as document/fee/file/instrument/microfilm ito. _____ Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

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beginning; thence North 770.29 feet to the point of beginning. ALSO described as Lot 5 of Parcel 1 of survey filed February 19, 1970, in M-70 at page 1342 of Klamath County Deed Records.

SUBJECT TO: Regulations of Klamath Irrigation District, Klamath Basin Improvement District. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.

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

on this 1st day of Feb. A.D. 19 84
at 3:05 o'clock P M, and duly
recorded in Vol. M84 of Deeds
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EVELYN BIEHN, County Clerk
By *[Signature]* Deputy
Fee 8.00