

33946

WARRANTY DEED

Vol. 184 Page 3112

KNOW ALL MEN BY THESE PRESENTS, That  
GERALD W. HOLMES and DOROTHY B. HOLMES  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
Robert M. Melsness and Rowena M. Melsness, Husband & 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

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

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 \$82,000.00  
However, the actual consideration consists of or includes other property or value given or promised which is  
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 2nd day of November, 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)

STATE OF OREGON,

County of Klamath } ss.  
11/2/83, 19

Personally appeared the above named  
Gerald W. Holmes and  
Dorothy B. Holmes  
theyxxx and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

(OFFICIAL  
SEAL)

Before me:

Notary Public for Oregon  
My commission expires:

Holmes

GRANTOR'S NAME AND ADDRESS

Melsness  
10595 Hill Road  
Klamath Falls, OR 97603

After recording return to:

Klamath First Federal  
Savings & Loan  
540 Main Street, KFO

NAME, ADDRESS, ZIP

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

Klamath 1st Federal  
540 Main Street, KFO

NAME, ADDRESS, ZIP

GERALD W. HOLMES

DOROTHY B. HOLMES

STATE OF OREGON, County of

Personally appeared

and  
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

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:

BARRIE G. PEDERSEN  
NOTARY PUBLIC - OREGON

(OFFICIAL  
SEAL)

MY COMMISSION EXPIRES May 31, 1985

STATE OF OREGON,

County of

I certify that the within instru-  
ment 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.

By Deputy

3113

Order No. 38-26834  
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# DESCRIPTION

A portion of the NW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 32, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the intersection of the Easterly right of way line of Hill Road, a County Road, as the same now exists, with the South line NW $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 32, said point being South 89° 56' 30" East, a distance of 290.24 feet from the Southwest corner NW $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 32; thence North 09° 16' 51" West, along the Easterly right of way line of said Hill Road, 179.96 feet; thence at right angles North 80° 43' 09" East, 200.00 feet; thence South 08° 33' 56" East 212.43 feet to a point on the South line NW $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 32; thence North 89° 56' 30" West, 200.00 feet to the point of beginning. The bearings of this description are based on recorded Survey No. 1256 in the Klamath County Surveyor's Office.

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

on this 28th day of Feb A.D. 1984  
at 10:30 o'clock A M, and duly  
recorded in Vol. M84 of Deeds  
age 3112

**EVELYN BIEHN**, County Clerk  
By *Pam Smith* Deputy

Fee 8.00