

34591

WARRANTY DEED

Vol. M84 Page 4397

KNOW ALL MEN BY THESE PRESENTS, That Richard P. Moen and Ruth M. Moen, H&W, hereinafter called the grantor, Coos Bay, OR 97420  
and Shirley A. Henderson, H&W, 32375 Bush Gn.Dr., Harrisburg, OR 97446, 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:

1/2 interest in:

Township 35 South, Range 10 East, W.M.

Section 17: West 1/2 of Northwest 1/4 of Southeast 1/4. (20 acres)

SUBJECT TO: Reservations and restrictions of record, easements and rights of way of record and those apparent on the land.

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 \$6,500.00. 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 ©, 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 12th day of March, 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)

STATE OF OREGON,

County of Coos } ss.  
March 12, 1984

Personally appeared the above named

Richard P. Moen and

Ruth M. Moen

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

Before me,

Virginia Maine

Notary Public for Oregon

My commission expires: 3-19-88

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

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 \_\_\_\_\_

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:

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Richard P. & Ruth M. Moen  
3576 Ross Inlet Road  
Coos Bay, OR 97420

GRANTOR'S NAME AND ADDRESS

Charles R. & Shirley A. Henderson  
32375 Bush Garden Drive  
Harrisburg, OR 97446

GRANTEE'S NAME AND ADDRESS

After recording return to:

Charles R. Henderson  
32375 Bush Garden Drive  
Harrisburg, OR 97446

NAME, ADDRESS, ZIP

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

Charles R. Henderson  
32375 Bush Garden Drive  
Harrisburg, OR 97446

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 19th day of March, 1984, at 8:42 o'clock A.M., and recorded in book/reel/volume No. M84 on page 4397 or as document/fee/tile/instrument/microfilm No. 34591, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Pam Smith, Deputy

Fee: \$4.00