

1-1-74

34828

## WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That EVELYN M. WATTERS,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD O. BIEBER,

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 East 196.4 feet of Tract 14 of JUNCTION ACRES, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of said tract or Lot 14; thence South 89° 47' West along the North line of said Lot 14, 196.4 feet; thence South 0° 8' East 663.2 feet; thence North 89° 47' East along the South line of said Lot 14, 196.4 feet to the Southeast corner of said Lot 14; thence North 0° 08' West 663.2 feet to the point of beginning.

(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 above stated, & liens, assessments, rules & regulations for irrigation, drainage & sewage, & reservations, restrictions, easements & rights of way of record & those apparent on the land, 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 \$40,000.00

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 ®, 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 21st day of December, 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)

EVELYN M. WATTERS

STATE OF OREGON, } ss.  
County of Klamath  
December 21, 1979

Personally appeared the above named EVELYN M. WATTERS

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-22-85

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

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 \_\_\_\_\_, 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:

Evelyn M. Watters  
1217 Pacific Terrace  
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Donald O. Bieber  
Route 1, Box 751  
Bonanza, Oregon 97623

GRANTEE'S NAME AND ADDRESS

After recording return to:

Donald O. Bieber  
Route 1, Box 751  
Bonanza, Oregon 97623

NAME, ADDRESS, ZIP

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

Donald O. Bieber  
Route 1, Box 751  
Bonanza, Oregon 97623

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.  
County of Klamath

I certify that the within instrument was received for record on the 26th day of March, 1984, at 3:51 o'clock P.M., and recorded in book/reel/volume No. M84 on page 4816 or as document/fee/file/instrument/microfilm No. 34828, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Bieber, County Clerk  
By \_\_\_\_\_ Deputy

Fee: \$4.00