

1-1-74

35144

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Ronald J. Dennis and Colleen Dennis, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Peggy V. Diaz Gonzalez

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 parcel of land situated in the SW $\frac{1}{4}$ of Section 7, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the Southwest corner of said Section 7; thence North 89° 42' 42" East along the South line of Section 7 a distance of 30.00 feet to an iron pin on the Easterly right-of-way line of a County road said point being the POINT OF BEGINNING for this description; thence continuing North 89° 42' 42" East, 915.29 feet to a 5/8 inch iron pin; thence NORTH, 1317.08 feet to a point on the North line SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 7; thence North 89° 57' 37" West along said North line 93.35 feet to a point on the Southeasterly right-of-way line of State Highway #140; thence along said Highway right-of-way line South 45° 05' 38" West, 1162.19 feet to an iron pin at a point where said State Highway right-of-way line intersects the Easterly right-of-way line of a County Road; (for continuation of this 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,

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 \$ 12,500.00.

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 5th day of March, 1976; 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 KlamathMarch 12, 1976.

Personally appeared the above named

Ronald J. Dennis andColleen Dennis, husband andwife and acknowledged the foregoing instru-

ment to be their voluntary act and deed.

Before me:

OFFICIAL SEAL) Arline P. Addington

Notary Public for Oregon

My commission expires: 3-21-77

STATE OF OREGON, County of _____) ss.

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 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of _____) ss.

I certify that the within instru-
ment was received for record on the
_____ day of _____, 19____,

at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as

file/roll number _____

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Recording Officer

By _____ Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

ROBERT HALL
P.O. Box 7328
KFO 97602

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

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thence South 00°08' 17" East along said County Road right of way line, 501.32 feet to the Point of Beginning containing 20.00 acres, more or less.

SUBJECT TO: A roadway easement over and across the Northerly 30.00 feet of that portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 7 lying Easterly of State Highway #140.

1. Rights of the public in and to any portion of the herein described property lying within the limits of roads and highways.
2. Road easement contained in deed recorded April 1, 1970 in Volume M70, page 2580, Microfilm Records of Klamath County, Oregon, to-wit: "Subject to a 60 foot easement along the North line for ingress and egress, 30 feet to be north of north line and 30 feet to be south of the north line."

STATE OF OREGON: COUNTY OF KLAMATH:ss
I hereby certify that the within instrument was received and filed for record on the 4th day of April A.D., 1984 at 10:56 o'clock A.M., and duly recorded in Vol m84, of Deeds on page 5427.

Fee: \$ 8.00

EVELYN BIEHN, COUNTY CLERK
by: [Signature], Deputy