

1-1-74

36861

WARRANTY DEED

Vol. 0184 Page 8090

KNOW ALL MEN BY THESE PRESENTS, That ELLWYN B. STUMBAUGH and MARJORIE STUMBAUGH, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBIN JORDAN and KEN JORDAN

, 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 in the SE 1/4 of Section 25, T24S, R8E, W.M., Klamath County, Oregon, more particularly described on the attached sheet hereof: (Exhibit A)
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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 save and except Reservations in Patents and Easements of Record and liens and encumbrances suffered or permitted by Grantee after September 10, 1973.

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 \$15,000.00.

① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ② (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 15th day of May, 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)

Ellwyn B. Stumbaugh
Marjorie StumbaughSTATE OF OREGON, }
County of Coos } ss.
May 15, 1984STATE 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

, 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:

Personally appeared the above named Ellwyn B. Stumbaugh and Marjorie Stumbaugh

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

Before me:

Notary Public for Oregon

My commission expires:

9-9-84

Ellwyn B. Stumbaugh & Marjorie Stumbaugh
1345 SW 11th Street
Bandon, OR 97411

GRANTOR'S NAME AND ADDRESS

Robin Jordan and Ken Jordan
Gilchrist, OR 97737

GRANTEE'S NAME AND ADDRESS

After recording return to:

Robin Jordan and Ken Jordan
Gilchrist, OR 97737

NAME, ADDRESS, ZIP

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

Robin Jordan and Ken Jordan
Gilchrist, OR 97737

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of

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 No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

SPACE RESERVED
FOR
RECORDER'S USE

EXHIBIT A

May 15, 1984

A parcel of land situated in the SE 1/4 Section 25 T24S, R8E W.M. Klamath County, Oregon being more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the northwest corner SW 1/4 SE 1/4 said Section 25; thence N00°07'03"E, 639.06 feet; thence EAST, 510.11 feet to a point on the westerly boundary of "River West", a duly platted and recorded subdivision; thence SOUTH along said boundary, 257.73 feet; thence S62°49'00"W along said boundary, 157.44 feet to a 5/8 inch iron pin marking the northwest corner Lot 1 Block 5 of said subdivision; thence S27°11'00"E along said boundary, 150.90 feet to a 5/8 inch iron pin marking the southwest corner of said Lot 1; thence leaving said subdivision boundary but continuing S27°11'00"E, 70.00 feet; thence S62°49'00"W, 530.76 feet to a point on the west line said SW 1/4 SE 1/4 Section 25; thence N00°07'03"E, 78.78 feet to the point of beginning containing 6.95 acres more or less.

Subject to and together with;

An easement 30.00 feet in width for ingress and egress adjacent to and northerly of the southerly line of the above described property.

STATE OF OREGON: COUNTY OF KLAMATH:ss
I hereby certify that the within instrument was received and filed for record on the 16th day of May A.D., 19 84 at 1:41 o'clock P M, and duly recorded in Vol. M84, of Deeds on page 8090.

Fee: \$ 8.00

EVELYN BIEHN, COUNTY CLERK

by: [Signature], Deputy