

1-1-74

41423

WARRANTY DEED

Vol. M80 Page 16308

KNOW ALL MEN BY THESE PRESENTS, That DWIGHT C. KIRCHER and DORIS I. KIRCHER, husband and wife, and FRANK W. OHLUND and JANE A. OHLUND, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EDWARD B. GRAHAM and JOAN M. GRAHAM, husband and 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A tract of land situated in the SW 1/4 of Section 27, Township 34 South, Range 7 E. W.M. Klamath County, Oregon, and being more particularly described as follows:

Beginning at a point on the south line of Rainbow Park on the Williamson, said point also being on the north line of the said SW 1/4, said point being S 89° 45' 22" E, a distance of 503.16 feet from the northwest corner of said SW 1/4; thence continuing S 89° 45' 22" E., along said line, 415.00 feet to the westerly bank of Williamson River; thence S 46° 49' 00" E, along said bank, 135.29 feet; thence S 82° 14' 32" W 390.90 feet; thence N 40° 39' 08" W 193.91 feet to a point of beginning, containing 1.17 acres, with bearings based on Rainbow Park on the Williamson.

SUBJECT TO: A 25-Foot, ingress and egress easement for adjoining properties, said easement lying northeasterly of and adjacent to the westerly line of the above described tract of land; ALSO, SUBJECT TO: A 5-foot walkway easement southerly of and adjacent to the northerly line of the above described tract of land.

(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 taxes for the current year

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

~~Whereby, the actual consideration consists of and includes the property described above, and no other property, 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 3rd day of October, 1977; if a corporate grantor, it has caused its name to be signed and sealed 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.
October 3rd, 1977

STATE OF OREGON, County of) ss.
October 3rd, 1977

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)

(OFFICIAL SEAL)

Notary Public for Oregon

Notary Public for Oregon

My commission expires: 12-22-78

My commission expires:

DWIGHT C. KIRCHER/DORIS I. KIRCHER

FRANK W. OHLUND/JANE A. OHLUND

P.O. Box 381,

Chiloquin, Oregon, 97624

EDWARD B. & JOAN M. GRAHAM

2903 Summers Lane

Klamath Falls, Oregon, 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Frank W. Ohlund,

P.O. Box 381,

Chiloquin, Oregon, 97624

NAME, ADDRESS, ZIP

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

Edward B. & Joan M. Graham,

2903 Summers Lane,

Klamath Falls, Oregon, 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 20th day of September, 1984, at 12:19 o'clock P.M., and recorded in book M84 on page 16308 or as file/reel number 41423

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By P. Smith Deputy

Fee: \$4.00

Index: \$1.00

OK 5.00