

42670

WARRANTY DEED

Vol. 1880 Page 18471

KNOW ALL MEN BY THESE PRESENTS, That Cecil D. Newton and Agnes L. Newton, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Paul D. Lanpheare, Sr. and Hazel Lanpheare, husband and wife, 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:

That portion of the N $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 31, Township 30 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, lying Westerly of the Southern Pacific Railroad right of way.

(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 any of record 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 \$ 2,500.00

However, the actual consideration consists of or includes other property or value given or promised which is ~~the same~~ ~~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 18th day of September, 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.

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.

Cecil D. Newton
Cecil D. Newton

Agnes L. Newton
Agnes L. Newton

STATE OF OREGON,
County of Klamath } ss.
September 18, 1984

STATE OF OREGON, County of _____) ss.
_____, 19____

Personally appeared _____ and

each for himself and not one for the other, did say that the former is the _____ who, being duly sworn, 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 10-26-87

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

Cecil D. Newton
Agnes L. Newton

GRANTOR'S NAME AND ADDRESS

Paul D. Lanpheare, Sr.
Hazel Lanpheare

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. Paul D. Lanpheare, Sr.
c/o Andy Campbell
P. O. Box 116
Chemult, OR 97731

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

Mr. Paul D. Lanpheare, Sr.
c/o Andy Campbell
P. O. Box 116

NAME, ADDRESS, ZIP

Chemult, OR 97731

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 29th day of October, 1984, at 11:53 o'clock A. M., and recorded in book/reel/volume No. M84 on page 18471 or as fee/file/instrument/microfilm/reception No. 42670, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By *[Signature]* Deputy

Fee: \$4.00 Index: \$1.00