

42806

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That BENJAMIN J. HICKMAN and CATHERINE F. HICKMAN, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRANCISCO J. CRUZ and PATRICIA L. CRUZ, 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 parcel of land situated in the SW 1/4 NW 1/4 of Section 29, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the North 1/16 corner of Sections 29 and 30, Township 34 South, Range 7 East of the Willamette Meridian; thence Northerly along the West section line of Section 29 to a point at the intersection of the Southerly right-of-way line of Highway 422; thence Northeasterly along the Southerly right-of-way line of said Highway 422 to a point at the intersection with a line running parallel to and 330.00 feet from the West section line of Section 29; thence Southerly and parallel to and 330.00 feet from West

MOUNTAIN TITLE COMPANY INC.

section line of Section 29 to a point at the intersection of the South line of the NW 1/4 NW 1/4 of Section 29; thence Westerly -- 330.00 feet along the South line of the NW 1/4 NW 1/4 of Section 29 to the point of beginning.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. (continued on reverse)

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 stated on the reverse side of this deed and those apparent upon the land, if any, as of the date of this deed

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 \$ 10,000.00

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 1st day of November, 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)

STATE OF OREGON

County of Klamath

November 1, 1984

Personally appeared the above named

BENJAMIN J. HICKMAN and CATHERINE F. HICKMAN, husband and wife

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

STATE OF OREGON, County of

Personally appeared

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

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON

County of

I certify that the within instrument was received for record on the day of 1984

at o'clock M., and recorded in book on page or as file/reel number.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Recording Officer Deputy

- continued from the reverse side of this deed -

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
2. Subject to any existing easements visible on the ground for roads, pipelines of utilities, to which the property might be subject under provisions of land status report recorded in Deed Volume 308 at page 104, on January 26, 1959.
3. Subject to right of way to the State of Oregon, by and through its State Highway Commission, as disclosed by instrument recorded August 10, 1959, in Volume 314 at page 673, Deed Records.

"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."

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

on this 1st day of November A.D. 1984
at 2:50 o'clock P M, and duly
recorded in Vol. M84 of Deeds
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EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00 Index: \$1.00

