

OA

136

WARRANTY DEED

Vol. 1384 Page 19190

KNOW ALL MEN BY THESE PRESENTS, That John W. Laney and Lucille E. Laney or survivor

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by John W. Laney and Lucille E. Laney, husband and wife, or survivor

, 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 SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7, Township 38 South, Range 9 E.W.M., Klamath County, Oregon, being more particularly described as:

Beginning at a point on the Easterly right-of-way line of Old Dalles-California Highway (Wocus Road) which bears N. 89 degrees 42' W. a distance of 710.5 feet and N. 06 degrees 02' E. a distance of 241.8 feet from the one-quarter corner common to Sections 7 and 18, said Township and Range; thence N. 06 degrees 02' E. along said Highway right-of-way, a distance of 328.5 feet to a point; thence N. 59 degrees 53' E. a distance of 328.5 feet to a point; thence N. 06 degrees 02' E. a distance of 19.93 feet to a point on the Southerly line of tract of land described as Parcel 1 in Deed Volume 314, page 128, records of Klamath County, Oregon; thence S. 89 degrees 39' E., along said Southerly line, a distance of 152.1 feet to the Northeasterly corner of parcel described in Deed Volume 258, page 564, records of Klamath County, Oregon; thence S. 06 degrees 02' W., along the Easterly line of last mentioned parcel, a distance of 252.12 feet, more or less, to the Northerly

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(Continued on reverse)

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

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 \$ none

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).^① (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 _____ 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.

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.

John W. Laney

Lucille E. Laney

STATE OF OREGON,)
County of Klamath) ss.
November 13, 1984

STATE 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:

(If executed by a corporation, affix corporate seal)

and acknowledged the foregoing instruments to be _____ voluntary act and deed.

NOT Before me:
(OFFICIAL SEAL) Bernetha S. Hetch
Notary Public for Oregon
My commission expires: 12-29-85

John W. Laney et ux

GRANTOR'S NAME AND ADDRESS

John W. Laney et ux

GRANTEE'S NAME AND ADDRESS

After recording return to:
John W. Laney & Lucille E. Laney
Rt. 5, Box 1050
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

John W. Laney & Lucille E. Laney
Rt. 5, Box 1050
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) ss.

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 fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

Description continued:

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line of a roadway; thence S. 59 degrees 53' W., along said Northerly line, a distance of 515.0 feet, more or less, to the point of beginning

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 13th day of November, D. 19 84

at 2:02 o'clock P M, and duly

recorded in Vol. M84 of Deeds

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EVELYN BIEHN, County Clerk

By Pam Smith Deputy

Fee \$08.00 Index: \$1.00