

44015

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That HERBERT J. RIGGS

hereinafter called the grantor, for the consideration hereinafter stated, to grant or paid by HERBERT J. RIGGS and ALICE LOUISE RIGGS, 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 thereto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Beginning at a point on the South line of the Northwest quarter of Section 33, Township 39 South, Range 8 East, W.M., which is North 89°39' East 320.6 feet from the quarter section corner common to Sections 32 and 33; thence North 0°06' East 1420.7 feet to the South line of the Klamath Falls-Ashland Highway; thence along said South line North 72°19' East 345.3 feet; thence South 0°06' West 1523.9 feet; thence South 89°39' West 330 feet to the point of beginning, containing 11.15 acres, being in the West half of the Northwest quarter of Section 33 aforesaid.

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 \$ Love & Affection

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 10th day of December, 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)

Herbert J. Riggs

*Herbert J. Riggs*

STATE OF OREGON,

County of Klamath,

1984

Personally appeared the above named Herbert J. Riggs

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 5/7/85

STATE OF OREGON, County of

19

Personally appeared

ss.

and

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.

Notary Public for Oregon

My commission expires: 5/7/85

(OFFICIAL SEAL)

Herbert J. Riggs  
Route 3, Box 373  
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Herbert J. Riggs and Alice Louise Riggs  
Route 3, Box 373  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Parks & Ratliff  
228 North 7th  
Klamath Falls, OR 97601

NAME ADDRESS ZIP

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

Herbert J. Riggs and Alice Louise Riggs  
Route 3, Box 373  
Klamath Falls, OR 97601

NAME ADDRESS ZIP

STATE OF OREGON,

County of Klamath,

ss.

I certify that the within instrument was received for record on the 11th day of December, 1984, at 3:21 o'clock P.M. and recorded in book reel volume No. 1155 on page 20719 of as document fee file instrument microfilm No. 44015 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Diehn, County Clerk

*Pam Smith* Deputy

Fee: \$5.00 By

CK 5.00