

1-1-74

45716

WARRANTY DEED

Vol. M85 Page 2032KNOW ALL MEN BY THESE PRESENTS, That PACIFIC WEST MORTGAGE CO., an Oregon corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRANK WELTER & MARGARET WELTER, 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 portion of the SE1/4SW1/4 of Section 34, Township 36 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the quarter corner common to Section 34, Township 36 South, Range 14 East of the Willamette Meridian, and Section 3, Township 37 South, Range 14 East of the Willamette Meridian, and thence North 0° 59' East along the center section line 410 feet to the true point of beginning of this description; thence continuing North 0° 59' East 100 feet; thence North 89° 59' West 114 feet; thence South 0° 59' West 100 feet; thence South 89° 52' East 114 feet to the point of beginning.

(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

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 \$5,500.00

However, the actual consideration ~~consists of~~ includes other ~~property~~ value given ~~or promised~~ which is part of the consideration (indicate which) ~~of~~ (The sentence between the symbols ~~of~~, 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 12 day of February, 1985; 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)

PACIFIC WEST MORTGAGE CO.

By: Linda L. Nuxoll  
President

STATE OF OREGON,

County of \_\_\_\_\_

ss.

, 19\_\_

Personally appeared the above named \_\_\_\_\_

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: \_\_\_\_\_

STATE OF OREGON, County of Marion ) ss.February, 1985Personally appeared Linda L. Nuxoll and

who, being duly sworn, ~~did say that the instrument is the~~ president ~~of Pacific West~~

Mortgage Co., 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:

Notary Public for Oregon

My commission expires: JAN. 15, 1987

Pacific West Mortgage Co.

P.O. Box 13909

Salem, OR 97309

GRANTOR'S NAME AND ADDRESS

Frank &amp; Margaret Welter

19651 Fern Ridge Rd.

Stayton, OR 97383

GRANTEE'S NAME AND ADDRESS

After recording return to:

Pacific West Mortgage Co.

P.O. Box 13909

Salem, OR 97309

NAME, ADDRESS, ZIP

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

Bennie Jeff &amp; Evelyn Mae Yarbrow

P.O. Box 609

Bly, OR 97622

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 7th day of February, 1985, at 12:39 o'clock P.M., and recorded in book/reel/volume No. M85 on page 2032 or as document/fee/file/instrument/microfilm No. 45716, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pam Smith Deputy

Fee: \$5.00

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