

46104

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Wayne A. Wilcox and Betty M. Wilcox, H&W

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Rita E. Frye

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:

The Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 35, Township 35 South, Range 7 East, Willamette Meridian.
Subject To: A 60 Foot non-exclusive easement for road and utility purposes, the centerline of which is the north line of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 36, and the north line of the South $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$, and the North line of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, all in Section 35, Township 35 South, Range 7 East, Willamette Meridian.

(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 easements of record and those apparent to the land.

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 \$5,750.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols $\textcircled{\text{O}}$, 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 10th day of September, 1979; 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)

Montana
STATE OF MONTANA, } ss.
County of Ravalli
September 10, 1979

Personally appeared the above named Wayne A. Wilcox and Betty M. Wilcox

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

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon, Montana
My commission expires: 3/9/82

Wayne A. Wilcox
Betty M. Wilcox

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

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 _____

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:

(OFFICIAL SEAL)

Wayne A. Wilcox
West Fork Route
Darby, Montana 59829
GRANTOR'S NAME AND ADDRESS

Rita E. Frye

After recording return to:
Donald C. Shamus
1978 West Catalina Ave
Anaheim Ca 92801
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

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 21st day of February, 1985, at 8:51 o'clock AM., and recorded in book M85 on page 2576 or as file/reel number 46104, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pam Smith Deputy

Fee: \$5.00

95 FEB 21 AM 8 51

CK 5.00