

1-1-74

47819

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That LARRY E. BOWMAN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SYLVIA HESSELGRAVE and JAMES HESSELGRAVE, wife and husband, 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: That part of the NE 1/4 SE 1/4 of Section Twenty-six (26), Township Twenty-three (23) South, Range Nine (9), E. W. M., described as: Beginning at the Northwest corner of the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4), thence Southerly along the westerly boundary a distance of 540 feet, thence East a distance of 333.4 feet to the point of beginning, thence continuing East a distance of 216.8 feet; thence South a distance of 175 feet; thence West a distance of 216.8 feet; thence North a distance of 175 feet to the point of beginning. SUBJECT HOWEVER, to an easement over, upon and across the Easterly 50 feet of said property as reserved in that certain deed to the grantors dated July 8, 1969, and recorded August 19, 1969 in Volume M-69, Page 7201, of the Deed Record of said County. ALSO: An easement for ingress and egress being 15 feet wide across the northern part of said lot. The above description is identified in the GERHART PLAT as part of Lot #11.----- 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.

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

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

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 21st day of Feb, 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.

Larry E. Bowman

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Polk, ss. Feb. 21, 1984

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

Personally appeared the above named

Larry E. Bowman

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

Notary Public for Oregon My commission expires: 1-21-85

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)

Larry E. Bowman 277 SE Birchwood Dallas, Oregon 97338

Jim & Sylvia Hesselgrave 940 North Locust Apt. #3 Prineville, Oregon 97754

After recording return to: Larry Bowman 277 SE Birchwood Dallas, Oregon 97338

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

Jim & Sylvia Hesselgrave 940 North Locust Apt. #3 Prineville, Oregon 97754

STATE OF OREGON, County of Klamath, ss.

I certify that the within instrument was received for record on the 16th day of April, 1985, at 9:42 o'clock A.M., and recorded in book/reel/volume No. M85 on page 5486 or as document/fee/file/instrument/microfilm No. 47819, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Pam Smith Deputy

Fee: \$5.00

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CK 5.00