

47824

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JAMES HESSELGRAVE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SYLVIA HESSELGRAVE

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 Southeast 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 Records of said County. ALSO: An easement for ingress and egress being 15 feet wide across the northern portion of said lot. The above description is identified in the GERHART PLAT as part of Lot #11.-----

(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

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. and that

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 the whole part of the consideration (indicate which). (The sentence between the symbols ©, 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 _____, 19____; 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.

James Hesselgrave

STATE OF OREGON,

County of Polk } ss.
December 28, 1984

Personally appeared the above named James Hesselgrave

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

Notary Public for Oregon
My commission expires: 10-28-88

STATE OF OREGON, County of _____

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)

(If executed by a corporation, affix corporate seal)

Jim Hesselgrave

940 North Locust Apt. #3

Prineville, Oregon 97754

GRANTOR'S NAME AND ADDRESS

Sylvia Hesselgrave

277 SE Birchwood

Dallas, Oregon 97338

GRANTEE'S NAME AND ADDRESS

After recording return to:

Larry Bowman

277 SE Birchwood

Dallas, Oregon 97338

NAME, ADDRESS, ZIP

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

Sylvia Hesselgrave

277 SE Birchwood

Dallas, Oregon 97338

NAME, ADDRESS, ZIP

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 5493 or as fee/file/instrument/microfilm/reception No. 47824, 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