

48309

WARRANTY DEED

Vol. 1885 Page 6426

KNOW ALL MEN BY THESE PRESENTS, That

Merle Dickey  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
Harold E. Clawson and Anita Faye Clawson, Husband and Wife  
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:

SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED.

MOUNTAIN TITLE COMPANY INC.

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 as set forth on the reverse of this deed, or those apparent upon the land, if any, as of the date of this deed.

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 \$ 16,250.00

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 23.030.)  
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 26 day of April, 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)

Merle Dickey  
Merle Dickey

STATE OF OREGON,  
County of Klamath } ss.  
April 26, 1985

STATE OF OREGON, County of } ss.  
Personally appeared

Personally appeared the above named Merle Dickey

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

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.

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires: 7/13/85

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Merle Dickey  
Vivian S. Dickey as Personal Rep. of Estate of Bill Dickey

STATE OF OREGON,  
County of } ss.

GRANTOR'S NAME AND ADDRESS  
Harold E. Clawson and Anita Faye Clawson  
3963 Bristol  
Klamath Falls, Oregon 97601

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book on page or as file/reel number.

Record of Deeds of said county.  
Witness my hand and seal of County affixed.

By Recording Officer  
Deputy

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

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

Per Grantee

NAME, ADDRESS, ZIP

## DESCRIPTION

A parcel of land situated in the East  $\frac{1}{2}$  Northeast  $\frac{1}{4}$  Southeast  $\frac{1}{4}$  of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a  $\frac{1}{2}$  inch iron pin on the Westerly line of Madison Street, said point being North  $0^{\circ} 14' 30''$  West a distance of 193.0 feet from the intersection of the Southerly line of that tract of land as described in Deed Volume 211, page 211, Records of Klamath County, Oregon, with the Westerly line of Madison Street said beginning point being North  $0^{\circ} 04'$  West a distance of 1340.2 feet South  $89^{\circ} 13'$  West a distance of 30.0 feet and North  $0^{\circ} 14' 30''$  West a distance of 766.8 feet from the Southeast corner of said Section 2; thence South  $0^{\circ} 14' 30''$  East along the Westerly line of Madison Street a distance of 100.00 feet to a  $\frac{1}{2}$  inch iron pin; thence West parallel with the North line of BEL-AIRE GARDENS Subdivision and parallel with the Southerly line of that tract of land as described in Deed Volume 211, page 211, a distance of 130.0 feet to a  $\frac{1}{2}$  inch iron pin; thence North  $0^{\circ} 14' 30''$  West parallel with Madison Street a distance of 100.00 feet to a  $\frac{1}{2}$  inch iron pin; thence East parallel with the North line of BEL-AIRE GARDENS Subdivision and parallel with the Southerly line of that tract of land as described in said Deed Volume 211, page 211, a distance of 130.0 feet to the point of beginning.

## SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers including the power of assessment, of South Suburban Sanitary District.
2. The premises herein described are within and subject to the statutory powers including the power of assessment of Enterprise Irrigation District.
3. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein:

Dated: September 24, 1976

Recorded: October 1, 1976

Volume : M76 page 15470, Microfilm Records of Klamath County, Oregon.

Amount: \$23,600.00

Grantor: Bill P. Dickey and Merle Dickey, husband and Wife

Trustee: William Ganong, Jr.

Beneficiary: First Federal Savings and Loan Association of Klamath Falls.

Said Deed of Trust shall be assumed by grantor on the reverse of this deed and grantor agrees to assume and pay Trust Deed in full.

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.

STATE OF OREGON, )

County of Klamath )

Filed for record at request of

on this 1st day of May A.D. 19 85  
at 12:43 o'clock P M, and duly  
recorded in Vol. M85 of Deeds  
page 6426

EVELYN BIEHN, County Clerk

By Sam Smith Deputy

Fee 9.00