

1-1-74

50476

WARRANTY DEED

Vol. M85 Page 10028

KNOW ALL MEN BY THESE PRESENTS, That ALVIN C. HART and DONA E. HART, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLIE G. NEALY and SHIRLEY A. NEALY, 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

Beginning at a point on the South line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, which point is North 88°57' East 330.02 feet from the Southwest corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence, North 0°35' West 888.80 feet along the East line of the E $\frac{1}{2}$ W $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section to a point, which is the true point of beginning of this description; thence continuing North 0°35' West along said East line a distance of 75 feet; thence South 89°25' West a distance of 135 feet to a point; thence South 0°35' East a distance of 75 feet; thence North 89°25' East 135 feet to the point of beginning, being a part of said E $\frac{1}{2}$ W $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

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.

(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 SUBJECT TO:

1. Rights of the public in and to any portion of the above described property lying within the boundaries of roads and highways. 2. Regulations, including levies, assessments, water and irrigation rights and easements of Enterprise Irrigation District.

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 \$ 39,900.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 26th day of June, 19 85; 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)

STATE OF OREGON, }
County of Klamath } ss.
June 28, 19 85

Personally appeared the above named
Alvin C. Hart and Dona E. Hart

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6-21-88

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

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 _____

_____ 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:

(OFFICIAL SEAL)

Alvin C. and Dona E. Hart

GRANTOR'S NAME AND ADDRESS

Charlie G. and Shirley A. Nealy

GRANTEE'S NAME AND ADDRESS

After recording return to:
Charlie G. and Shirley A. Nealy

2071 Hettle
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

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

2071 Hettle
2071 Hettle
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instrument was received for record on the 28th day of June, 19 85, at 3:40 o'clock P.M., and recorded in book/reel/volume No. M85 on page 10028 or as document/fee/file/instrument/microfilm No. 50476, 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