

50560

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That GARY D. FAIRCHILD and DEBORAH J. FAIRCHILD, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RAYMOND EDWARD HOLLIDAY, 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 portion of the SE 1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, described as follows:

From a point 1564 feet East of the Southwest corner of the NW 1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian; running thence South 380 feet; thence East 105 feet to the true point of beginning, thence North 150 feet; thence East 50 feet; thence South 150 feet; thence West 50 feet to the point of beginning.

MOUNTAIN TITLE COMPANY INC.

(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 as stated on the reverse of this document and those apparent upon the land as of the date of this conveyance.

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 \$ 33,500.00. 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 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 1st day of July, 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)

Gary D. Fairchild
Gary D. Fairchild

Deborah J. Fairchild
Deborah J. Fairchild

STATE OF OREGON,)
County of Klamath) ss.
July 1, 19 85

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

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)

Personally appeared the above named Gary D. Fairchild & Deborah J. Fairchild and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
Notary Public for Oregon
My commission expires: 12-19-88

(OFFICIAL SEAL)

Gary D. & Deborah J. Fairchild

GRANTOR'S NAME AND ADDRESS

Raymond Edward Holliday

GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath First Federal
540 Main
Klamath, OR 97601
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,)

County of) ss.

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

SPACE RESERVED FOR RECORDER'S USE

10155

Subject to:

1. Taxes for the fiscal year 1985-1986, a lien, not yet due and payable.
2. Right of way pole and wire lines and incidentals as conveyed to California Oregon Power Company by instrument recorded December 6, 1920, in Volume 54, page 432. (General location)
3. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

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 OF COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ..
 this 2nd day of July A.D. 19 85 at 10:18 o'clock A.M., and
 duly recorded in Vol. M85, of Deeds on Page 10154

By Evelyn Biehn
 EVELYN BIEHN, County Clerk

Fee: \$9.00

