

OA

54698

WARRANTY DEED

Vol. M85 Page 17249

KNOW ALL MEN BY THESE PRESENTS, That Delbert M. Powell and Marchia C. Powell

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Randy L. Windham, 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:

Beginning at the Southwest corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Sec. 36, Township 39 S. R. 7 E.W.M., in Klamath County, Oregon; thence North on the West line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ a distance of 890 feet to a point; thence East a distance of 275.2 feet, to a point; thence South parallel with said West line a distance of 890 feet to a point on the South line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$; thence West on the said South line a distance of 275.2 feet to the point of beginning.

(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 reservations and restrictions of record and those apparent on the land.

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 \$ 55,000.00. 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 8th day of October, 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.

This Instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses.

County of Rio Blanco ss.
State of Colorado to 19 85.

Personally appeared the above named
Delbert M. Powell
and Marchia C. Powell

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

Before me:
Scilla Warner
(OFFICIAL SEAL)
Notary Public for Oregon Colo
My commission expires: 4/5/89

Delbert M. Powell

Marchia C. Powell

OF OREGON, County of ss.

Personally appeared , 19

 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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

(If executed by a corporation, affix corporate seal)

Delbert M. Powell, et ux

GRANTOR'S NAME AND ADDRESS

Randy L. Windham

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal Savings & Loan
2943 South Sixth Street
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 23rd day of October, 1985, at 2:36 o'clock P.M., and recorded in book/reel/volume No. M85 on page 17249 or as fee/file/instrument/microfilm/reception No. 54698, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE
By Deputy

Fee: \$5.00

305 OCT 22 PM 2 36