

OA

55528

WARRANTY DEED

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18739



KNOW ALL MEN BY THESE PRESENTS, That L.D. Van Sickle and Alta M. Van Sickle, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Sarah Dexter P.O. Box 375, Sprague River, Oregon, 97639, 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 XXXXXX encumbrances and appurtenances thereunto belonging~~ ~~situated in the County of Klamath and State of Oregon, described as follows, to-wit:~~ 1/2 interest in the land, not the buildings. Township 36 South, Range 10 East, Willamette Meridian Section 3: That part of South 1/2 of Northeast 1/4 that lays Northeast of the Sprague River Highway 79 Acres M/L

Subject to: Rights, rights of way, easements of record, those apparent on the land and Grantor reserves for Grantee an undivided 1/8 interest in irrigation system and pump for as long as Grantee pays 1/8 of cost of power and maintenance.

(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

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 \$ 9,000.00

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 November, 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 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.

L.D. Van Sickle as attorney in fact
Alta M. Van Sickle

STATE OF OREGON,
County of Klamath
November 8, 1985

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

Personally appeared the above named
Lloyd D. Van Sickle and
Alta M. Van Sickle
and acknowledged the foregoing instrument to be their voluntary act and deed.

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:
[Signature]
Notary Public for Oregon
My commission expires: 2-28-89

Notary Public for Oregon
My commission expires: _____
(If executed by a corporation, affix corporate seal)

(OFFICIAL SEAL)

Alta M. Van Sickle
Lloyd D. Van Sickle
P.O. Box 375
SPRAGUE RIVER, OR 97639
GRANTOR'S NAME AND ADDRESS
Sarah Dexter
P.O. Box 375
SPRAGUE RIVER, OR 97639
GRANTEE'S NAME AND ADDRESS
After recording return to:
SARAH DEXTER
P.O. Box 375
SPRAGUE RIVER, OR 97639
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
SARAH DEXTER
P.O. Box 375
SPRAGUE RIVER, OR 97639
NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath) ss.
I certify that the within instrument was received for record on the 19th day of November, 1985, at 11:13 o'clock A.M., and recorded in book/reel/volume No. M85 on page 18739 or as fee/file/instrument/microfilm/reception No. 55528, Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

Evelyn Biehn, County Clerk
NAME TITLE
By *Pam Smith* Deputy

Fee: \$5.00

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