

OK

55891

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Gladys Runnels

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Roy A. Reed and Ina R. Reed, husband and wife, an undivided $\frac{1}{2}$ interest, and Dannie A. Reed*, 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:

*and Carol L. Reed, husband and wife, an undivided one-half interest

Beginning at a point which is South along the North-South center line of Section 10 Township 36 South, Range 6 E.W.M., a distance of 840 feet from the center of said Section 10; thence East parallel to the East-West center line of said section a distance of 100 feet; thence South parallel to said North-South center line to the Northerly line of the Forest Service Road; thence Southwesterly along the Northerly line of said road to its intersection with the North-South center line of said section; thence North along said center line 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

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 \$36,705.20

① 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 ①, 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 24 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 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.

Gladys Runnels

STATE OF OREGON, } ss.
County of Klamath }
November 24, 1985.

STATE OF OREGON, County of } ss.
November 24, 1985.

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 _____

Personally appeared the above named Gladys Runnels

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

_____ 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: 9/23/89

Notary Public for Oregon
My commission expires:

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Roy A. Reed
4878 Coleman Creek Rd
Medford, OR 97501
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, } ss.
County of Klamath }

I certify that the within instrument was received for record on the 20th day of November, 1985, at 1:17 o'clock P.M., and recorded in book/reel/volume No. 185 on page 19558 or as fee/file/instrument/microfilm/reception No. 55891, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By *Pam Smith* Deputy

Fee: \$5.00

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