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57066

MC 2211

WARRANTY DEED

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STATE OF OREGON, CLERK OF COURT, PORTLAND, OREGON

KNOW ALL MEN BY THESE PRESENTS, That E. F. ALLEN and L. A. ALLEN hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RALPH E. PATTERSON 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

The N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 32, Township 35 South, Range 10 East of the Willamette Meridian, lying Northeasterly of the Sprague River-Chiloquin Highway, in the County of Klamath, State of Oregon.

SUBJECT TO: An easement created by instrument, including the terms and provisions thereof, recorded April 6, 1967, in Book M-67, Page 2413, in favor of Orville Gellatly and Isla Gellatly, for ingress and egress over the Northly 20 feet of the NW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 32, Township 35 South, Range 10 East of the Willamette Meridian, lying east of the Sprague River-Chiloquin Highway; and other easements, restrictions and rights of way of record and those apparent on the land.

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 \$28,000.00

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 27th day of February, 1979; if a corporate grantor, it has caused its name to be signed and sealed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, officer corporate seal)

STATE OF OREGON,

County of Klamath

February 27, 1979

Personally appeared the above named E. F. ALLEN and L. A. ALLEN

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

Before me, *Barlene J. Addington*
Notary Public for Oregon
My commission expires 3-22-81

E. F. ALLEN & L. A. ALLEN
P. O. Box 385
Sprague River, Oregon

RALPH E. PATTERSON
Route 1, Box 208
Bonanza, Oregon

MC 2211

Until a change is requested all tax statements shall be sent to the following address
Ralph E. Patterson
Route 1, Box 208
Bonanza, Oregon

STATE OF OREGON, County of

Personally appeared

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)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 3th day of January, 19 96, at 9:19 o'clock A.M., and recorded in book 191 on page 446 or as file/reel number 57066

Record of Deeds of said county.
Witness my hand and seal of County affixed

Evelyn Biehn, County Clerk
By *Pat Smith* Recording Officer
Deputy

Fee: \$5.00