

1-174

57704

WARRANTY DEED

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1541

KNOW ALL MEN BY THESE PRESENTS, That

HAROLD D. BOHM

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HAROLD D. BOHM and PAULEEN BOHM, husband and wife, 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:

A portion of the NE 1/4 of SW 1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Southeast corner of the NE 1/4 of SW 1/4 of said Section 12; thence North 330 feet; thence West 330 feet; thence South 330 feet; thence East 330 feet to the point of beginning; EXCEPT THEREFROM the South 30 feet for road purposes.

SUBJECT TO; Reservations, restrictions, easements, rights of way of record and those apparent on the land.

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 above

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 \$ -0-

However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 27th day of January, 19 86, 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.

Harold D. Bohm (Signature)

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath January 27, 19 86

STATE OF OREGON, County of , 19) ss.

Personally appeared the above named Harold D. Bohm

Personally appeared , 19 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 acknowledged the foregoing instrument to be his voluntary act and deed

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 Dolores Down

Notary Public for Oregon My commission expires: 5-23-86

Notary Public for Oregon My commission expires:

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
Harold & Pauleen Bohm
5800 Sunnyside Lane
Klamath Falls, Or 97603

STATE OF OREGON, County of Klamath
I certify that the within instrument was received for record on the 29th day of January, 19 86, at 11:25 o'clock A.M. and recorded in book/reel volume No. M86 on page 1541 or as document/fee file/instrument/microfilm No. 57704
Record of Deeds of said county.
Witness my hand and seal of County affixed
Evelyn Biehn, County Clerk
By Deputy

Fee: 35.00

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