

64431

WARRANTY DEED

Vol. M80 Page 13764

KNOW ALL MEN BY THESE PRESENTS, That ELIZABETH I. JACKSON GOOS, formerly known as ELIZABETH I. JACKSON, surviving spouse of EPHIE JACKSON, Deceased hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRED GLEN ECKLEY

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: Lot 5 in Block 3 of CHAPMAN TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: 1. Right of way given by Roy B. Jackson and Lillian M. Jackson, his wife, to The Pacific Telephone and Telegraph Company recorded April 11, 1929 in Deed Volume 85, page 547, records of Klamath County, Oregon.

2. Easement given by L. W. Gerhart to Pacific Gas Transmission Company, a California corporation, recorded March 21, 1960, in Deed Volume 319, page 547, records of Klamath County, Oregon, which easement was modified by Notice of Location recorded September 28, 1961 in Deed Volume 332, page 586, records of Klamath County, Oregon.

(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 taxes subsequent to December 1, 1970, and except all liens and encumbrances placed by, through or under the grantee,

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. and that

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 13,500.00

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). (This sentence between the symbols @, if not applicable, should be deleted. See ORS 92A.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 24th day of March, 1986, 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.

STATE OF OREGON,
County of Benton } ss.
March 24, 1986

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

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:

(OFFICIAL SEAL)

Matthew Hoffman
Notary Public for Oregon
My commission expires: Oct. 27, 1988

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Fred G. Eckley
P.O. Box 542
Lapine, OR 97739

NAME, ADDRESS, ZIP

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

Fred G. Eckley
P.O. Box 542
Lapine, OR 97739

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 5th day of August, 1986, at 9:57 o'clock A.M., and recorded in book/reel/volume No. M86 on page 13764 or as fee/file/instrument/microfilm/reception No. 64431, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk.
NAME TITLE

Fee: \$10.00 By *Sam Smith* Deputy