

67241

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

Paul R. Yager

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jerry M. & Roxie A. Mouser, 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 PARCEL OF LAND CONSISTING OF TWO ACRES, MORE OR LESS, SITUATED IN THE N. E. $\frac{1}{4}$ OF THE N. W. $\frac{1}{4}$ OF SECTION 19, TOWNSHIP 23 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON AND BOUNDED AS FOLLOWS:
BEGINNING AT A POINT WHICH IS ON THE EAST LINE OF THE N. E. $\frac{1}{4}$ OF THE N.W. OF SECTION 19, TOWNSHIP 23 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN AND SOUTHERLY FROM THE NORTHEAST CORNER OF SAID N. E. $\frac{1}{4}$ - N. W. $\frac{1}{4}$, A DISTANCE OF 390.00 FEET; THENCE WESTERLY AND PARALLEL TO THE NORTH LINE OF SAID N.E. $\frac{1}{4}$ N.W. $\frac{1}{4}$ 894.00 FEET; THENCE SOUTHERLY AND PARALLEL TO THE EAST LINE OF SAID N.E. $\frac{1}{4}$ N.W. $\frac{1}{4}$ 100.00 FEET; THENCE EASTERLY AND PARALLEL TO THE NORTH LINE OF SAID N.E. $\frac{1}{4}$ N.W. $\frac{1}{4}$ 894.00 FEET TO THE EAST LINE OF SAID N.E. $\frac{1}{4}$ N.W. $\frac{1}{4}$ 100.00 FEET TO THE POINT OF BEGINNING.

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

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 \$200.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 19th day of April, 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.

(If executed by a corporation, affix corporate seal)

Paul R. Yager

STATE OF OREGON,

County of Deschutes } ss.
April 19, 1986

Personally appeared the above named PAUL R. YAGER

and he acknowledged the foregoing instrument to be his voluntary act and deed.

(OFFICIAL SEAL) [Signature: A. Carpenter]

My commission expires: 10/20/89

STATE OF OREGON, County of _____

Personally appeared _____, 19____,) ss.

each for himself and not one for the other, did say that the former is the _____ who, being duly sworn, 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.

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

Paul R. YAGER
PO. Box 302
LA PINE, OREGON 97739
GRANTOR'S NAME AND ADDRESS

Jerry M. Mouser
PO. Box 793
GILCHRIST, OREGON 97737
GRANTEE'S NAME AND ADDRESS

After recording return to:
Jerry M. & Roxie A. Mouser
PO. Box 793
GILCHRIST, OREGON 97737
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Jerry M. & Roxie A. Mouser
PO. Box 793
GILCHRIST, OREGON 97737
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 22th day of October, 1986, at 9:41 o'clock A.M., and recorded in book/reel/volume No. 126 on page 19014 or as document/fee/file/instrument/microfilm No. 67241, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By [Signature] Deputy

SPACE RESERVED FOR RECORDER'S USE

Fee: \$10.00