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WEEKS LAW PUBLISHING CO. PORTLAND, OR. 97204

1-1-74

70606

WARRANTY DEED

Vol. M87 Page 1011

KNOW ALL MEN BY THESE PRESENTS, That William J. Paull and Lucille L. Paull
Husband & Wifehereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Ben. B. and Betty J. Ralston, 13548 N.E. Glisan, Portland Oregon, 97230, hereinafter calledthe 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:

Beginning at a point on the Southwesterly boundary of tract 36, Homedale, a platted subdivision in Klamath County, Oregon, which is south 43° 30' east a distance of 78.5 feet from the southwesterly corner of said tract 36, thence south 43° 30' east along the southwesterly boundary of said tract, a distance of 91.62 feet to the northwesterly line of that certain parcel conveyed to Homer L. Koertje by deed dated January 19, 1948 and recorded January 21, 1948 in book 216 page 79, deed records of Klamath County, Oregon; thence north 46° 30' east parallel to the southeasterly boundary of said tract and along said northwesterly line of said Koertje parcel, a distance of 145.69 feet, more or less; to a point which is south 0° 24' east 104.52 feet from the northerly boundary of said tract 36; thence north 89° 48' west, parallel to the north boundary of said tract, a distance of 132.6 feet; thence south 46° 30' west 49.82 feet to the point of beginning, being a portion of tract 36, Homedale. This property is free of all encumbrances. This property known as 4735 Harlan Dr. Buyer accepts this property and conditions as is of the date shown herein. As tenants by the entirety with right of survivorship.

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 \$ 46,000.00

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 ©, 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 1st day of August, 1979; 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)

STATE OF OREGON,

County of KlamathAugust 1, 1979

Personally appeared the above named

William J. and Lucille L. Paulland acknowledged the foregoing instrument to be Their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/19/82

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)

Notary Public for Oregon

My commission expires:

William J. and Lucille L. Paull
4735 Harlan Dr

Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Ben B. and Betty J. Ralston
13548 N.E. Glisan
Portland Oregon 97230
GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 20th day of January, 1987, at 2:55 o'clock P. M., and recorded in book M87 on page 1011 or as file/reel number 70606.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer

By Ann Smith, Deputy

Fee: \$10.00

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