

1-1-74

71340

## WARRANTY DEED

Vol. M87 Page 22759

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM R. McCONRON and LUELLA R. McCONRON, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GARY N. IVIE

and AUDREY D. IVIE, 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:

Beginning at a point 358.0 feet distant from a point on the Northerly boundary of the Klamath Falls-Ashland Highway at the intersection of the East line of the W 1/2 SW 1/4 SE 1/4 of Section 28, Township 39 South, Range 8 E.W.M.; thence North along the said East line a distance of 483.0 feet to a point; thence West and at right angles to said East line, a distance of 285.5 feet to a point; thence South and parallel with said East line, a distance of 483.0 feet to a point; thence East and at right angles to said East line, a distance of 285.5 feet to the point of beginning more or less, and being a portion of the said W 1/2 SW 1/4 SE 1/4 of Section 28, Township 39 South, Range 8 E.W.M.

SUBJECT TO: 1976-77 real property taxes which are now a lien, but not yet payable, and all future real property taxes and assessments; reservations,

(Continued on the reverse side hereof)

(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 above set forth

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 \$ 15,500.00

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 17<sup>th</sup> day of September, 19 76; 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,

STATE OF OREGON, County of                      ss.

County of Klamath, September, 19 76. 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                     , a corporation,

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, Ruthy R. Massman (OFFICIAL SEAL)

Notary Public for Oregon, My commission expires 6-13-80

Notary Public for Oregon, My commission expires                     

William R. McConron et ux STATE OF OREGON, ss.

County of                     

I certify that the within instrument was received for record on the                      day of                     , 19                     ,

at                      o'clock                      M., and recorded in book                      on page                      or as

file/reel number                     

Record of Deeds of said county.

Witness my hand and seal of                      County affixed.

Recording Officer

By                      Deputy

NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

207 FEB 14 PM 4 25

CH 14

