

75674

WARRANTY DEED

Vol. M87 Page 10244

KNOW ALL MEN BY THESE PRESENTS, That Mac I. Bryan

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Barbara J. Jones, 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:

That portion of Tracts 31 and 32 of "Ankeny Garden Tracts", according to the official plat thereof on file in the Klamath County Clerk's office, Klamath County, Oregon, described as follows:

Beginning at the Northwest corner of said Tract 31; thence N. 89°15'54" E., 197.62 feet along the north line of said Tract 31; thence S. 00°01'03" E., 234.22 feet parallel with the west line of said Tract 31 and 32; thence S. 89°15'54" W., 197.62 feet parallel with the North line of said Tract 31, to a point on the West line of said Tract 32 thence N. 00°01'03" W., 234.22 feet along the West line of said Tracts 31 and 32, to the Point of Beginning.

EXCEPTING THEREFROM that portion of the irrigation lateral right of way lying within Tract 31, conveyed to the United States of America by Deed Volume 29 page 277.

RESERVING UNTO THE GRANTOR HEREIN A LIFE ESTATE IN ABOVE DESCRIBED PROPERTY.

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 those of record or those apparent on the land.

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 \$ gift. However, the actual consideration consists of the property of the grantor which is the whole 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 12th day of June, 1987; 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.

Mac I. Bryan
Mac I. Bryan

STATE OF OREGON,)
County of Klamath) ss.
June 12, 1987

STATE OF OREGON, County of) ss.
June 12, 1987

Personally appeared the above named
Mac I. Bryan

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

_____, 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 be-
half 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: 9/30/89

Before me:
TRUDE DURANT
NOTARY PUBLIC OREGON
My Commission Expires

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Mac I. Bryan
GRANTOR'S NAME AND ADDRESS
Barbara J. Jones
GRANTEE'S NAME AND ADDRESS
After recording return to:
Barbara J. Jones
6449 Redding St.
Klamath Falls, OR. 97603
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
Barbara J. Jones
6449 Redding St.
Klamath Falls, OR. 97603
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath)
I certify that the within instrument was received for record on the 12th day of June, 1987, at 3:16 o'clock P.M., and recorded in book/reel/volume No. M87 on page 10244 or as fee/file/instrument/microfilm/reception No. 75674, Record of Deeds of said county.
Witness my hand and seal of County affixed.
Evelyn Biehn, County Clerk
NAME TITLE
By _____ Deputy

Fee: \$10.00