

MAC # 10504

85248

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Jack P. Morris and Nancy L. Morris, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Robert E. Smith and Phyllis A. Smith, husband and wife, as to an undivided one-half interest in the said grantor, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and Erma Sanders, hereinafter called the grantee, 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:

*husband and wife, as to an undivided one-half interest The SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 3, Township 33 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon. Subject, however, to the following:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Reservations and restrictions as contained in Deed recorded February 16, 1959 in Volume 309, page 598, Deed Records of Klamath County, Oregon, including but not limited to the following: "Subject to right-of-way to the United States for road purposes under Act of February 5, 1948, (62 Stat. 17)."

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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed; 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 \$ 18,500.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).~~ (The sentence between the symbols ①, 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 25th day of August, 1981; 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)

Jack P. Morris
Jack P. Morris

Nancy L. Morris
Nancy L. Morris

STATE OF OREGON, County of Klamath, ss. August 25, 1981

STATE OF OREGON, County of Klamath, ss. August 25, 1981

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 _____

Personally appeared the above named Jack P. Morris and Nancy L. Morris, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

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.

(OFFICIAL SEAL)

Notary Public for Oregon— California Notary Public for Oregon
My commission expires: 7/13/85

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

William L. & Erma J. Sanders
P.O. Box 400
Laveen, AZ 85339

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

William L. & Erma J. Sanders
P.O. Box 400
Laveen, AZ 85339

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 15th day of March, 1988, at 11:27 o'clock A.M., and recorded in book/reel/volume No. M88 on page 3612 or as document/fee/file/instrument/microfilm No. 85248, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Fee: \$10.00

By Pam Smith Deputy