

1-1-74

90059

WARRANTY DEED

Vol. m88 Page 12632

KNOW ALL MEN BY THESE PRESENTS, That William H. Dungan and Bette Dungan, Husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Harold W. Dearborn. and Mary E. Dearborn, Husband and wife, (continued below) 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:

See reverse side for legal description

*Vesting continued- as to an undivided $\frac{1}{2}$ interest, Aileen G. Clay as to an undivided $\frac{1}{2}$ interest, not as tenants in common but with right of survivorship.

(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 easements and restrictions of record and those apparent on the face of 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 \$ 22,750.00.

~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 22,750.00. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 22,750.00.~~

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 10th day of July, 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)

William H. Dungan by Elizabeth L. Alessi P.O.R.
William H. Dungan
Bette Dungan P.O.A.
Bette Dungan by Elizabeth L. Alessi

FORM No. 155—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath } ss.

On this the 10th day of July, 1979 personally appeared Elizabeth L. Alessi, who, being duly sworn (or affirmed), did say that she is the attorney in fact for William H. Dungan & Bette Dungan and that she executed the foregoing instrument by authority of and in behalf of said principal; and she acknowledged said instrument to be the act and deed of said principal.

Before me:

(Official Seal)

DO NOT WRITE IN THESE SPACES
(Signature)
Notary Public for Oregon 1/24/84

(Title of Officer)

Aileen G. Clay, 4425 Bryant
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mary Woodard
9669 Hill Road
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Mary Woodard
9669 Hill Road
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

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.

By _____ Recording Officer
Deputy

PARCEL 2

A portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point 30 feet North and 112.5 feet East of the Southwest corner of said Section 35; thence North and parallel with the West line of said Section, 148 feet; thence East and parallel with the South line of said Section, 110.5 feet; thence South and parallel with the West line of said Section 148 feet; thence West and parallel to and 30 feet North of South line of said Section, 110.5 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM the Easterly 60 feet thereof.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 4th day
of Aug. A.D., 19 88 at 3:58 o'clock P. M., and duly recorded in Vol. M88
of Deeds on Page 12632.

Evelyn Biehn County Clerk

FEE \$13.00

By Pauline Mullendare