

92137

WARRANTY DEED

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16451

KNOW ALL MEN BY THESE PRESENTS, That Phillip B. Ray and Bernice Carr, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Vickie E. Carr

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:

A parcel of land known as HOMEDALE GARDEN TRACTS NO. 11 unplatted in the S1/2 of the NW1/4 of the SE1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point in the center line of a 60 foot roadway from which the quarter section corner common to Sections 11 and 14, Township 39 South, Range 9 East of the Willamette Meridian, bears South 89° 28' West along the said roadway center line 719.0 feet and South 0° 09' East along the North and South center line of the said Section 11 as marked on the ground by a well established fence line 1663.96 feet; and running thence from said beginning point South 0° 16' East 338.8 feet more or less to a point in the South boundary line of the said S1/2 of the NW1/4 of the SE1/4 of the said Section 11; thence South 89° 31' 1/2' East along the said boundary line 128.2 feet; thence North 0° 16' West 341.0 feet, more or less to the (for continuation of this document see reverse side of this deed)

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 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 \$23,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part 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 21 day of July, 1977; 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)

Phillip B. Ray

Bernice Ray

STATE OF OREGON,

STATE OF OREGON, County of

County of Klamath

July 21, 1977

Personally appeared

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

Bernice Ray

and acknowledged the foregoing instrument to be her 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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-12-77

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Vickie Carr Larimer  
P.O. Box 7599  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Vickie Carr Larimer  
P.O. Box 7599  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

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

SPACE RESERVED FOR RECORDER'S USE

center line of the before mentioned roadway; thence South  $89^{\circ} 28' 12''$  West 128.2 feet more or less to the place of beginning.

**FORM NO. 23 - ACKNOWLEDGMENT**  
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

County of \_\_\_\_\_

named

Notary Public for Oklahoma  
My Commission expires Jan 21, 1979

STATE OF OREGON: COUNTY OF KLAMATH: SS

**FEE \$13.00**

on Page 16451.  
Evelyn Biehn County Clerk  
By Debra M. Mullins

[illegible]