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1-1-74

97858

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

Theresa F. Kennedy

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Cathy D. Sousa, 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:

Township 35 South, Range 12 East of the Willamette Meridian, Section 30: NW $\frac{1}{2}$. All subsurface rights have been reserved. Subject to rights, rights of way, easements of record and those apparent upon the land and Grantor reserves a 60 foot wide meandering non-exclusive easement over and across the property for ingress and egress and mining, timbering, agriculture and all other roadway purposes. Grantor grants to Grantee a 60 foot wide meandering non-exclusive easement across the Southeast $\frac{1}{4}$ of Section 19 and the Northeast $\frac{1}{4}$ of Section 30 for ingress and egress and mining, timbering and agriculture and all other roadway purposes for access to the county road.

(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 those of record and apparent upon the land,

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. and that

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 44,000.00.
However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 24th day of October, 1980; 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)

Theresa F. Kennedy

STATE OF OREGON,
County of Klamath } ss.
October 24, 1980.

STATE OF OREGON, County of _____) ss.
_____, 19____.

Personally appeared the above named
Theresa F. Kennedy

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 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.

(OFFICIAL SEAL)

John C. Blum
Notary Public for Oregon
My commission expires: 8-23-81

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

John & Carol Sousa
P.O. Box 198
Beatty, OR 97621

NAME, ADDRESS, ZIP

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

John & Carol Sousa
P.O. Box 198
Beatty, OR 97621

NAME, ADDRESS, ZIP

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 9th day of March, 1989, at 10:09 o'clock AM, and recorded in book/reel/volume No. M89 on page 4028 or as document/fee/file/instrument/microfilm No. 97858, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

Fee \$8.00

By Daniel M. McNamee Deputy

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