

OA

780

WARRANTY DEED

Vol. M89 Page 9441

KNOW ALL MEN BY THESE PRESENTS, That SALLY JO NEAL and KELTON NEAL

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

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:

The E $\frac{1}{2}$ NE $\frac{1}{4}$  Section 36, Township 35 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Subject to:

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.

(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

as set forth hereinabove

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 \$30,000.00. 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 19th day of July, 1985; 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 DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

X Kelton Neal  
X Sally Jo Neal

STATE OF OREGON

County of Clackamas

7-19

ss.

STATE OF OREGON, County of \_\_\_\_\_, 19\_\_\_\_ ss.

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 \_\_\_\_\_

\_\_\_\_\_, 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 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: \_\_\_\_\_

(If executed by a corporation, affix corporate seal)

Personally appeared the above named Kelton Neal &amp; Sally Jo Neal

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

Before me: Ralph Tronin

Notary Public for Oregon

My commission expires: 4-14-88

STATE OF OREGON

GRANTOR'S NAME AND ADDRESS

GRANTOR'S NAME AND ADDRESS

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GRANTOR'S NAME AND ADDRESS

GRANTOR'S NAME AND ADDRESS

After recording return to:

Jim Dwyer

P.O. Box 94

Beatty, OR 97621

NAME, ADDRESS, ZIP

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

SAME AS ABOVE

NAME, ADDRESS, ZIP

SPACE RESERVED

FOR

RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 31st day of May, 1989, at 10:42 o'clock A.M., and recorded in book/reel/volume No. M89 on page 9441 or as fee/file/instrument/microfilm/reception No. 780, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Ralph A. Mullinolan Deputy

Fee \$8.00

200 NOV 31 AM 10 42