

1-1-74

1893

WARRANTY DEED

Vol. m89 Page 11384

KNOW ALL MEN BY THESE PRESENTS, That

John C. Thomas

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Kenneth M. Gamache

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 situated in the SW $\frac{1}{4}$  of Section 32, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the East line of said SW $\frac{1}{4}$  from which the North-east corner of said SW $\frac{1}{4}$  bears North 00°11'38" West, 473.18 feet; thence South 00°11'38" East, along said East line, 873.18 feet to the Southwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 32; thence North 89°54'42" West on the South line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ , 1333.22 feet to the Southwest corner of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ ; thence North 00°08'12" West, along the West line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ , 669.36 feet; thence North 89°55'28" East along the South line of the North  $\frac{1}{2}$  of said NE $\frac{1}{4}$ SW $\frac{1}{4}$ , 1032.55 feet; thence North 00°11'38" West, 200.00 feet; thence North 89°55'28" East 300.00 feet to the point of beginning. (For continuation, see reverse side of this deed.)

(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 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 \$22,050.00.

~~However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (in lieu of which).~~ (This sentence between the symbols  $\odot$ , 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 13th day of April, 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.

John C. Thomas

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

April 13, 1979.

Personally appeared the above named

John C. Thomas

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

Notary Public for Oregon

My commission expires: 5/14/81

STATE OF OREGON, County of ) 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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. John A. Gamache, Jr.  
Hc. 15, Ashland Star Route  
Klamath Falls, OR 97603-9805

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of ) ss.

I certify that the within instrument was received for record on the day of 1979, 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

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Subject, however, to the following:

1. The rights of the public in and to that portion of the above property lying within the limits of roads and highways.

Grantor herein reserves a 30 foot easement across the eastern boundary of the property for access and utilities to other properties.

STATE OF OREGON: COUNTY OF KLAMATH:

31.

Filed for record at request of Aspen Title Co. the 26th day of June A.D., 19 89 at 3:46 o'clock P.M., and duly recorded in Vol. M89 of Deeds on Page 11384.

Evelyn Biehn County Clerk

By

FEE \$13.00

