

1-1-74

7201

WARRANTY DEED

Vol. m85 Page 20886

KNOW ALL MEN BY THESE PRESENTS, That MANLEY C. FARRAR and EDITH B. FARRAR, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES R. WARD and ELIZABETH WARD, 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:

As described on Exhibit "A" attached hereto and made a part hereof;

Subject to reservations and restrictions of record and easements and rights of way of record and those apparent on the land;

Subject to Items #1, #2, and #3 inclusive as set forth on Preliminary Title Report of Mountain Title Company, dated June 23, 1981, being No. 10261-L.

In reference to Farm Use taxation, Item #1 of such Exceptions shown in Preliminary Report No. 10261-L of Mountain Title Company, if the use of the land is changed, Grantees herein assume and agree to pay such increased taxes, including prior deferred taxes plus interest.

(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 hereinabove set forth;

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 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 21st day of September, 1981; 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)

Manley C. Farrar

Edith B. Farrar

STATE OF OREGON,)
County of Klamath.) ss.
9-21, 19 81

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

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:

Personally appeared the above named MANLEY C. FARRAR and EDITH B. FARRAR, husband and wife,

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

Before me, *[Signature]*
Notary Public for Oregon
My commission expires: 9-26-83

MANLEY C. FARRAR and EDITH B. FARRAR, Husband and wife,

GRANTOR'S NAME AND ADDRESS

JAMES R. WARD and ELIZABETH WARD, Husband and wife,

GRANTEE'S NAME AND ADDRESS

After recording return to:

James R. & Elizabeth Ward
P.O. Box 59
Crescent Lake, OR 97425

NAME, ADDRESS, ZIP

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

JAMES R. WARD and ELIZABETH WARD
P.O. Box 59
Crescent Lake, OR 97425

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
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/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

789 OCT 31 PM 1 51

DESCRIPTION

A parcel of land located in Government Lot 13 in the NW $\frac{1}{4}$ of Section 6, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Section line common to Section 1 and 6, said point bears South 00° 05' 12" West 471.25 feet from the Northwest corner of said Section 6; thence North 82° 44' 10" East, 282.53 feet to the Westerly right of way line of a power transmission line and 15.00 feet from the centerline thereof; thence along said powerline right of way North 15° 19' 12" West 132.95 feet; thence South 88° 54' 02" East, 552.08 feet; thence South 00° 14' 30" West, 321.91 feet; thence North 89° 27' 18" West, 796.04 feet to the West line of Section 6; thence along said Westerly line of Section 6, North 00° 05' 12" East, 160.98 feet to the point of beginning.

TOGETHER WITH a non-exclusive easement for ingress and egress as set forth and described in instrument recorded May 27, 1981 in Volume M81, page 9351, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 31st day
of Oct. A.D., 19 89 at 1:51 o'clock P. M., and duly recorded in Vol. M89,
of Deeds on Page 20886.

FEE \$13.00

Evelyn Biehn County Clerk

By Ruth M. Muldore