

1-1-74

19896

WARRANTY DEED

Vol. m90 Page 18076

KNOW ALL MEN BY THESE PRESENTS, That JIMMIE LEE HARGROVE and SHARON HARGROVE, husband and wife,
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DENNIS F. HOOD
and LORETTA HOOD, husband and wife,
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 portion of Lot 19 of PONDOSA SUBDIVISION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of Lot 19; thence North $89^{\circ}56'$ East along the South line of said Lot 19, 385.40 feet; thence North $00^{\circ}10'$ East, 864.39 feet to the Southerly line of Harkens Drive; thence North $32^{\circ}20'$ West, 410 feet to the Southerly line of the Klamath Falls-Ashland Highway; thence South $57^{\circ}40'$ West along said Highway 200 feet to the West line of said Lot 19; thence South $00^{\circ}08'12''$ East, 1104.30 feet (South $00^{\circ}07'$ West, 1109 feet by plat) to the point of beginning.

SUBJECT TO: Reservations, restrictions, easements and/or rights-of way of record and those apparent on the land.

(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,

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 \$ 12,000.00.

~~However, the actual consideration consists of and includes other property or value given or promised which is the whole or part of the consideration (indicate which). If the sentence between the symbols @ that are placed, 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 31 day of January, 19 75;
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)

Jimmie Lee Hargrove
Sharon Hargrove

STATE OF OREGON,

County of WALLONA

January 31, 19 75.

Personally appeared the above named

Jimmie Lee Hargrove and Sharon Hargrove

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 7/26/76

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19 _____

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:

Loretta & Dennis Hood
16440 Hwy 66
Keno, OR 97627

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

on this 10th day of Sept. A.D., 19 90
at 12:08 o'clock P.M. and duly recorded
in Vol. M90 of Deeds Page 18076

Evelyn Biehn County Clerk

By Pauline Nielsen

Deputy.

Fee, \$28.00