

1-1-74

23144

WARRANTY DEED

Vol. m90 Page 23761

KNOW ALL MEN BY THESE PRESENTS, That ENGELBERT R. PROBUS and TERESA L. PROBUS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRANCENE M. McARTHUR

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 tract of land situated in Government Lot 3, being the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 31, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:Beginning at a point on the North line of said Government Lot 3, said point being South 89°55'49" East 484.00 feet from the brass cap monument marking the West $\frac{1}{4}$ corner of said Section 31; thence South 89°55'49" East 788.18 feet to the Northeast corner of said Government Lot 3; thence South 00°31'12" East, along the East line of said Government Lot 3, 556.55 feet; thence North 89°57'09" West 792.41 feet; thence North 00°05'06" West 556.84 feet to the point of beginning. Any forthcoming conveyance should include an appurtenant easement for driveway purposes as disclosed by easement recorded October 27, 1978 in Volume M78, Page 24226, Microfilm Records of Klamath County, Oregon.

(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 above stated, & liens, assessments, rules & regulations for irrigation, drainage & sewage, & reservations, restrictions, easements & rights of way of record & those apparent on the land

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 \$ 35,000.00. 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 31 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)

ENGELBERT R. PROBUS

TERESA L. PROBUS

STATE OF OREGON,

County of Linn } ss.
October 31, 19 80STATE 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Engelbert R. & Teresa L. Probus

GRANTOR'S NAME AND ADDRESS

Francene M. McArthur

GRANTEE'S NAME AND ADDRESS

After recording return to:

KAC

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 Klamath } ss.

I certify that the within instrument was received for record on the 30th day of Nov., 19 80 at 10:57 o'clock A.M., and recorded in book/reel/volume No. M90 on page 23761 or as document/fee/file/instrument/microfilm No. 23144, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Debra J. Muelandale Deputy

Fee \$28.00