

1-1-74

25587

WARRANTY DEED

Vol. 991 Page 2275

KNOW ALL MEN BY THESE PRESENTS, That Donald E. Bailey and George A. Pondella, Jr.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Maria De Jesus S. Hyde

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 South 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 9, Township 41 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Subject, however, to the following: 1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.

2. Agreement, including the terms and provisions thereof, Dated : May 22, 1970 Recorded : May 27, 1970 Book: M-70 Page: 4178 Between : Pleasant Enterprises and J. K. Evinger and Olive A. Evinger

For : Road Maintenance Agreement 3. Agreement, including the terms and provisions thereof, (for continuation of this contract see reverse side of this document)

(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 \$ 8,900.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) (The sentence between the symbols (H), 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 1st day of June, 1982; 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.

Donald E. Bailey

Donald E. Bailey

George A. Pondella, Jr.

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

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath June 2, 1982

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.

Personally appeared the above named Donald E. Bailey and George A. Pondella, Jr.

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

Before me, Lawrence P. Addington, Notary Public for Oregon, My commission expires: 3-22-85

Notary Public for Oregon, My commission expires:

(OFFICIAL SEAL)

Form with fields for GRANTOR'S NAME AND ADDRESS, GRANTEE'S NAME AND ADDRESS, and recording information: Maria de Jesus S. Hyde, 4500 Cannon Creek Apt. 78, Klamath Falls, Or. 97603. Includes a note: 'Until a change is requested, all tax statements shall be sent to the following address. Same'

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

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Dated : May 22, 1970  
Recorded : May 27, 1970 Book: M-70 Page: 4181  
Between : Pleasant Enterprises and Glen Rankel  
For : Road maintenance agreement

4. Reservations of Deed, including the terms and provisions thereof, as disclosed by instrument, Dated: December 3, 1971 Book: M-71 Page: 13110  
Recorded : December 14, 1971 Book: M-71 Page: 13110  
Portion reserved 60 foot right of way shall be reserved to any parcel remaining encumbered hereby.

STATE OF OREGON: COUNTY OF KLAMATH: ss.  
Filed for record at request of Mrs. Hyde the 5th day of Feb. A.D., 19 91 at 3:29 o'clock P.M., and duly recorded in Vol. M91 of Deeds on Page 2275  
By Evelyn Biehn County Clerk  
Pauline Millendare

FEE \$33.00

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