

1-1-74

28374

## WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Jack F. Morris and Nancy L. Morris, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James Dyer and Sabanna Dyer, as to an undivided one-half interest and Gregory, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantees 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 NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 28, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

1. Taxes for the fiscal year 1980-1981, a lien, not yet due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. Right of way of the Oregon California and Eastern Railway, as disclosed by plat.

(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 \$16,000.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the 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 16 day of January, 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)

Jack F. Morris  
Jack F. Morris

Nancy L. Morris  
Nancy L. Morris

STATE OF OREGON,

County of Klamath

January 16, 1981

Personally appeared the above named

Jack F. Morris and Nancy L. Morris, husband and wife,

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

(OFFICIAL SEAL)



OFFICIAL SEAL  
CHARLES E. DENMARK  
Notary Public for Oregon  
My Commission Expires July 20, 1982

STATE OF OREGON, County of

Klamath, 1981

Personally appeared Jack F. Morris

Nancy L. Morris, 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

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.

Charles H. Denmark  
Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 19th day of April, 1991, at 10:25 o'clock A.M., and recorded in book/reel/volume No. M91 on page 7164 or as document/fee/file/instrument/microfilm No. 28374. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By Candace Mullins, Deputy

Fee \$28.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

James Dyer & Gregory G Fox et al  
92950 Pitney Lane  
Junction City, OR 97443

NAME, ADDRESS, ZIP

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

James Dyer & Gregory G Fox et al  
92950 Pitney Lane  
Junction City, OR 97443

NAME, ADDRESS, ZIP