

28708

WARRANTY DEED

Vol. 1791 Page 7823

KNOW ALL MEN BY THESE PRESENTS, That ANDREW L. JONES and SARAH B. JONES, husband and wife, and BOBBY R. JONES and BARBARA J. JONES, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICKEY D. CUMMINGS and ESTER CUMMINGS, 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:

Per Exhibit "A" attached hereto and incorporated herein.

(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 \$ 65,000.00. 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 93.036.)

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 24 day of September, 1979; 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.

Bobby R. Jones
BOBBY R. JONES

Barbara J. Jones
BARBARA J. JONES
STATE OF OREGON

County of Klamath } ss.
September 24, 1979

Andrew L. Jones
ANDREW L. JONES
Sarah B. Jones
SARAH B. JONES

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 ANDREW L. JONES and SARAH B. JONES, husband and wife, and BOBBY R. JONES and BARBARA J. JONES, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8/27/83

Andrew & Sara Jones & Bobby & Barbara Jones

5522 Leland Drive
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Mickey D. & Ester Cummings
P. O. Box 41
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
Mickey D. & Ester Cummings
P. O. Box 41
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Mickey D. & Ester Cummings
P. O. Box 41
Klamath Falls, Oregon 97601

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

7824

EXHIBIT "A"

The SE $\frac{1}{4}$ NE $\frac{1}{4}$ and NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 23, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Southerly of the Great Northern Railroad right of way.

SAVING AND EXCEPTING the following portion in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ as follows: Beginning at the Southwest corner of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 23, Township 39 South, Range 9 East of the Willamette Meridian, in Klamath County, Oregon, which point of beginning is marked by the intersection of old fence lines with the center line of the Homedale-Dixon County Road; thence North along the center-line of said county road a distance of 145 feet; thence North 89° 47' East, along a line parallel to and 145 feet distant from the South line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 23, a distance of 300 feet; thence South 145 feet, more or less, to the South line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$; thence South 89° 47' West, along said South line a distance of 300 feet, more or less, to the point of beginning,

ALSO SAVING AND EXCEPTING those portions deeded to Great Northern Railway Company in Deed Book 95 at page 479 and Book 97 at page 85, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 26th day of April A.D. 19 91 at 4:09 o'clock p M., and duly recorded in Vol. M91 of Deeds on Page 7823.

FEE \$33.00

Evelyn Biehn County Clerk
By Bernetha X Hetch