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1-1-74

32724

WARRANTY DEED

Volume 91 Page 15114

KNOW ALL MEN BY THESE PRESENTS, That EDWARD J. GARDNER and MONNIETTE

GARDNER, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN T. DOWLING and MARSHA A. DOWLING, 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:

The West one-half of the following described tract of land:

Beginning at the Southerly line of the Klamath Falls-Ashland Highway, at a stake which is South 135 feet and S 61° 56' W 374 feet from the one-quarter corner common to Sections 28 and 33 in Township 39 South, Range 8 E.W.M.; thence S 61° 56' W 374 feet along the Southerly line of said Highway to a stake; thence South 1576.9 feet to a stake on the Northerly right of way line of Weyerhaeuser logging railroad; thence N 54° 12' E 406.85 feet along said right of way line to a stake; thence North 1514.3 feet to a place of beginning, containing 11.70 acres and being in the E 1/2 NW 1/4 of Section 33, Township 39 South, Range 8 East of the Willamette Meridian, being the portion thereof lying West-erly from line equal distant between the East and West boundary lines of said tract, and containing 5.85 acres, more or less. EXCEPTING THEREFROM that portion deeded to J. W. Brophy and Elinor Brophy by deed recorded in Deed Volume 121 at pg. 121, records of Klamath County, Or.

(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

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 \$25,000.00

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 5th day of October, 1976; 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)

EDWARD J. GARDNER

MONNIETTE GARDNER

STATE OF OREGON,

County of Klamath

October 5th, 1976

STATE OF OREGON, County of) ss.

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)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 9/1/80

Notary Public for Oregon

My commission expires:

EDWARD J. and MONNIETTE GARDNER

P.O. Box 96

Keno, Oregon 97601

GRANTOR'S NAME AND ADDRESS

JOHN T. and MARSHA A. DOWLING

Rt. 3, Box 347

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

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

JOHN T. and MARSHA A. DOWLING

Rt. 3, Box 347

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 1st day of Aug. 19 91, at 3:48 o'clock P.M., and recorded in book M91 on page 15114 or as file/reel number 32724, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By *Douglas M. Anderson* Deputy

Fee \$28.00