

OK

33545

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That KENNETH W. GIBSON and VALARIE J. GIBSON hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRED L. ROBERTSON, 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:

Beginning at a brass cap monumenting the Section corner common to Sections 19, 20, 29 and 30, Township 38 South, Range 6 East, Willamette Meridian, Klamath County, Oregon; thence South 0°43'36" East, along the East line of Section 30, 664.85 feet to a 1" pipe; thence South 89°14'26" West, 820.89 feet to a 5/8" square pin; thence continue South 89°14'26" West, 563.07 feet to a 1" pipe; thence North 0°37'06" West, 662.52 feet to a 1" pipe on the North line of said Section 30; thence North 89°08'39" East, along said North line, 1382.70 feet to the point of beginning.

(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 easement of record; road use agreement recorded November 2, 1983, in Volume M83 page 18893, Deed Records of Klamath County, Oregon, and 1991-92 real property taxes, a lien not yet payable

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 \$ 6,825.00

~~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 19th day of August, 1991; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Kenneth W. Gibson
Kenneth W. Gibson
Valarie J. Gibson
Valarie J. Gibson

STATE OF OREGON, County of Jackson) ss.

This instrument was acknowledged before me on August 19, 1991, by Kenneth W. Gibson and Valarie J. Gibson

This instrument was acknowledged before me on _____, 19____, by _____ as _____ of _____

Anita Thomas

Notary Public for Oregon

My commission expires December 7, 1992

Kenneth W. Gibson and
Valarie J. Gibson
4070 Willow Springs Rd., Central Pt.
GRANTOR'S NAME AND ADDRESS Or 97502

Fred L. Robertson
Post Office Box 717
Talent, OR 97540

GRANTEE'S NAME AND ADDRESS

After recording return to:
Crater Title Insurance Co.
604 West Main
Medford, OR 97501
NAME, ADDRESS, ZIP

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

Fred L. Robertson
Post Office Box 717
Talent, OR 97540
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 21st day of Aug., 1991, at 11:58 o'clock AM., and recorded in book/reel/volume No. M91 on page 16666 or as fee/file/instrument/microfilm reception No. 33545, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE

By Dorinda Mullins Deputy

Fee \$28.00

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