

1-1-74

42728

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Richard Gamegan and Bette Lou Gamegan

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Katherine Day, 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 $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 36, Township 35 South, Range 12 East, Willamette Meridian, consisting of approximately 20 acres.

Subject to a non-exclusive easement for ingress, egress, and utilities across the southerly 30 feet.

Together with: A 60 foot non-exclusive easement for ingress, egress, and utilities, the centerline being the South line of the NE $\frac{1}{4}$ and the North line of the SE $\frac{1}{4}$ of Section 36, Township 35 South, Range 12 East, Willamette Meridian.

(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 easements of record and those apparent to 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 \$.

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols \textcircled{O} , 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 day of 19; 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)

Richard Gamegan

Bette Lou Gamegan

STATE OF MONTANA

County of Ravalli

ss.

19

Personally appeared the above named Richard Gamegan and Bette Lou Gamegan

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

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:

Montana

Notary Public for Oregon

My commission expires: Sept. 10, 1982

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

A+C

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 27th day of March, 1992, at 2:17 o'clock P.M., and recorded in book M92 on page 6394 or as file/reel number 42728, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline M. Mubare Deputy

Fee 30.00

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