

44075

WARRANTY DEED

Vol. m92 Page 8987KNOW ALL MEN BY THESE PRESENTS, That GLADYS I. SMITH,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROLAND PETERSON and EUNICE PETERSON, 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 North 330 feet of the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of Section 25, Township 24 South, Range 8 E.W.M., reserving therefrom the East 25 feet for utility easements and road purposes.

(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 \$ 9,750.00. 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 18th day of July, 1989; 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.

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.

STATE OF OREGON,)
County of Lane) ss.
July 18, 1989

Personally appeared the above named
Gladys I. Smith

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

Before me,)
(OFFICIAL SEAL) Doreen X. Gubert
Notary Public for Oregon
My commission expires: 12/30/89

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 be-
half 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: _____

(If executed by a corporation, affix corporate seal)

Gladys I. Smith
3338 Hawthorne Street
Eugene, Oregon 97402

GRANTOR'S NAME AND ADDRESS

Roland Peterson & Eunice Peterson
P.O. Box 88
Crescent, OR 97733

GRANTEE'S NAME AND ADDRESS

After recording return to:

TITLE GUARANTEE CO. OF OREGON
PO BOX 10960
EUGENE OR 97404 AIN: COLLECTIONS

NAME, ADDRESS, ZIP

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

Roland and Eunice Peterson

P.O. Box 88

Crescent, OR 97733

NAME, ADDRESS, ZIP

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instru-
ment was received for record on the
27th day of April, 1992,
at 3:41 o'clock P.M., and recorded
in book/reel/volume No. M92
page 8987 or as fee/tile/instru-
ment/microfilm/reception No. 44075,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Roseline M. Mulend Deputy

Fee \$30.00