

1-1-74

48188

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ROBERT L. STAEHNKE and ROBERTA C. STAEHNKE, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT D. DAMUTH and JUANITA M. DAMUTH, 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:

A tract of land situated in Government Lot 3 of Section 31, Township 37 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at a point which lies North 1 degree 55' East a distance of 647.2 feet and North 63 degrees 31' West a distance of 507 feet from the Southeast corner of Lot 3; thence continuing North 63 degrees 31' West 75 feet; thence South 26 degrees 39' West 282 feet; thence South 63 degrees 21' East 150 feet; thence North 26 degrees 39' East 92 feet; thence North 63 degrees 21' West 75 feet; thence North 26 degrees 39' East 190 feet to the point of beginning.

Subject to: Easements and rights of way of record and those apparent on the land, if any.

(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 \$ 13,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (If space insufficient, continue description on reverse side) (If not applicable, should be deleted. See ORS 92.030.)

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 May, 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)

STATE OF OREGON, } ss.  
County of Klamath  
May, 1976.

Personally appeared the above named Robert L. Staehnke & Roberta C. Staehnke, husband and wife,

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

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires: 9/7/79

ROBERT L. & ROBERTA C. STAEHNKE

GRANTOR'S NAME AND ADDRESS

ROBERT D. & JUANITA M. DAMUTH

GRANTEE'S NAME AND ADDRESS

After recording return to:

KATHY BUCY  
20320 S.E. HWY 212  
CLACKAMAS, OR 97015

NAME, ADDRESS, ZIP

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

Kathy BUCY  
20320 S.E. Hwy 212  
CLACKAMAS, OR 97015

NAME, ADDRESS, ZIP

STATE OF OREGON, County of \_\_\_\_\_, 19\_\_\_\_ 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)

Notary Public for Oregon  
My commission expires:

STATE OF OREGON, } ss.  
County of Klamath

I certify that the within instrument was received for record on the 29th day of July, 1976, at 2:09 o'clock P.M., and recorded in book M92 on page 16803 or as file reel number 48188. Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By \_\_\_\_\_ Deputy

Fee \$30.00