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NL
54084

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That James E. Simcoe

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Roy M. Agard

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

The $N\frac{1}{2}$, $N\frac{1}{2}$, $SE\frac{1}{4}$, $NW\frac{1}{4}$, of Sec. 9, township 41 South, Range 7 East, WM.
in Klamath County, Oregon. Reserving there from a nonexclusive
easement of 30 feet around all boundries for ingress or
egress.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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 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 \$900.00

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 @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 4th day of November, 1992; if a corporate grantor, it has caused its name to be signed and its seal, if any, 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.

VIRGINIA

STATE OF OREGON, County of ALBEMARLE

This instrument was acknowledged before me on 4 day of NOVEMBER, 19 92,

by James F. Simcoe

as SEILER

of Above STATED PROPERTY

Charlotte M. Marri
Notary Public for Oregon
My commission expires September 30, 1993

James F. Simcoe

Rt. 7 Box 249 B

Charlottesville, Va. 22901

Roy M. Agard

905 Main St. Ste 609

Klamath Falls, Or. 97601

After recording return to (Name, Address, Zip):

Roy M. Agard

same as above

Until requested otherwise send all tax statements to (Name, Address, Zip):

SPACE RESERVED
FOR
RECORDER'S USESTATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument
was received for record on the 18th day
of Nov., 19 92, at
9:58 o'clock AM., and recorded in
book/reel/volume No. M92 on page
27344 and/or as fee/file/instru-
ment/microfilm/reception No. 54084.,
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk

By Pauline M. Mendenhall, Deputy.

Fee \$30.00

CH
30.20