

92 NOV 19 PM 3 17

WARRANTY DEED

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54181

KNOW ALL MEN BY THESE PRESENTS, That James C. Cecil

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Billy Wayne Cecil, 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 parcel of land in the NE1/4SW1/4 of Sec. 30, Twp. 24 S., R. 9 East, WILLAMETTE Meridian, more particularly described as follows: Beginning at an iron pin on the Easterly right-of-way line of the Gilcrest & Co., Ltd., Railroad which lies South 89° 48' East along the 40 line a distance of 143.5 feet from the brass cap corner which marks the Southwest corner of the NE1/4SW1/4 of Sec. 30, Twp. 24 S., R. 9 E.W.M. in Klamath County, Oregon, and running thence: continuing South 89° 48' East along the 40 line a distance of 171.5 feet to an iron pin which lies on the Westerly right-of-way line of Highway 97, 50 feet at right angles Westerly from its center; thence North 39° 40' East along the Westerly right-of-way line of the Highway No. 97 a distance of 153.45 feet to an iron pin; being the true point of beginning of this tract; thence North 50° 20' West a distance of 70 feet; thence South 39° 40' West a distance of 87 feet; thence South 50° 20' East a distance of 70 feet; thence North 39° 40' East a distance of 87 feet to the true point of beginning of this tract, SAVING & EXCEPTING the Northwesterly 15 feet of said property

(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 excepting taxes and easements and encroachments of record or visible upon the premises

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 \$ Love & Affection

~~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 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.

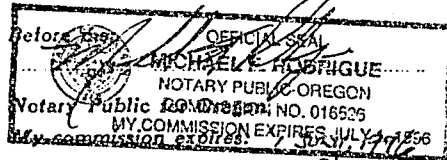
(If executed by a corporation, affix corporate seal)

STATE OF OREGON, )  
County of MARION ) ss.  
November 10, 1992

Personally appeared the above named  
JAMES C. CECIL

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

(OFFICIAL SEAL)



STATE OF OREGON, County of MARION ) ss.  
November 10, 1992

Personally appeared JAMES C. CECIL 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:

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

James C. Cecil  
7730 Aumsville Hwy.  
Salem, Oregon, 97301  
GRANTOR'S NAME AND ADDRESS

Billy Wayne Cecil  
18725 Nth. Hwy. 1  
Fort Bragg, Ca. 95437  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Billy Wayne Cecil  
18725 Nth. Hwy. 1  
Fort Bragg, Ca. 95437  
NAME, ADDRESS, ZIP

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

Billy Wayne Cecil  
18725 Nth. Hwy. 1  
Fort Bragg, Ca. 95437  
NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.  
County of Klamath

I certify that the within instrument was received for record on the 19th day of November, 1992, at 3:17 o'clock PM, and recorded in book/reel/volume No. 92 on page 27533 or as document/fee/file/instrument/microfilm No. 54181, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By Christine M. Munkelund Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

Fee \$30.00