

ATC 93713

56260

WARRANTY DEED

Vol. 93 Page 797

KNOW ALL MEN BY THESE PRESENTS, That EDWARD W. THRALL, JR. and ELIZABETH

J. THRALL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD R. KEEN and JAMES A. TAYLOR as tenants in common with the right of survivorship, 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 SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 36, Township 24 South, Range 9 East of the Willamette Meridian, EXCEPTING THEREFROM that portion lying within the right of way of the Burlington-Northern Railroad, in the County of Klamath, State of Oregon.

SUBJECT TO:

An easement created by instrument, including the terms and provisions thereof, dated October 26, 1951, recorded November 13, 1951, Book 251 Page 61, in favor of United States of America, for right of way for transmission line over 125 feet in width.

(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 \$12,000.00

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 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 15th day of June, 1979; 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)



OFFICIAL SEAL
H. E. ROSEBAUGH
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires October 18, 1980

STATE OF OREGON,

County of San Diego, ss.
June 15, 1979.

Personally appeared the above named Edward W. Thrall Jr. and Elizabeth J. Thrall and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me: H. E. Rosebaugh

Notary Public for Oregon

My commission expires:

Edward W. Thrall, Jr.
EDWARD W. THRALL, JR.

Elizabeth J. Thrall
ELIZABETH J. THRALL

STATE OF OREGON, County of San Diego, ss.
June 15, 1979.

Personally appeared Edward W. Thrall Jr. and Elizabeth J. Thrall 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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

JAMES A. TAYLOR
1916 SOUTH FRONTLAND
LEWENWICK, WA 99337

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 11th day of Jan., 1993 at 3:23 o'clock P.M., and recorded in book/reel/volume No. M93 on page 797 or as document/fee/title/instrument/microfilm No. 56260. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk.
NAME TITLE

By Doraine M. Miller, Deputy

Fee \$30.00