

JAN 20 PM 2 29

56621

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Viola S. Cedarleaf

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Wayne A. and Betty M. Wilcox, 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 $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 16 Township 39 South Range 14 East of the Willamette Meridian:
Together with: a 30 foot easement for road and utility purposes along the easterly line of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 16 Township 39 South Range 14 East of the Willamette Meridian, to the existing road.

(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

Except easements of record and those apparent to the land.

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 \$ 10.00

~~the whole~~ ~~part of the~~ ~~consideration~~ ~~paid~~ ~~for~~ ~~this~~ ~~transfer~~ ~~stated~~ ~~in~~ ~~terms~~ ~~of~~ ~~dollars~~ ~~is~~ ~~\$~~ ~~10.00~~ (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 20 day of January, 1993; 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.

Viola S. Cedarleaf
Viola S. Cedarleaf

STATE OF OREGON,)
County of Klamath) ss.
January 20, 1993

Personally appeared the above named
Viola S. Cedarleaf

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

Before me:
(OFFICIAL SEAL) *Shirley J. Drumm*
Notary Public for Oregon

My commission expires: April 16, 1995

STATE OF OREGON, County of) ss.
January 20, 1993

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.

Notary Public for Oregon
SHIRLEY J. DRUMM
NOTARY PUBLIC-OREGON
COMMISSION NO. 006078
COMMISSION EXPIRES APR 16, 1995

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Viola S. Cedarleaf
5222 Highway 66
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Wayne A. & Betty M. Wilcox
502 N. 7th Street
Hamilton, MT 59840
GRANTEE'S NAME AND ADDRESS

After recording return to:
Wayne A. & Betty M. Wilcox
502 N. 7th Street
Hamilton, MT 59840
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 20th day of January, 1993, at 2:29 o'clock P.M., and recorded in book/reel/volume No. M93 on page 1485 or as fee/file/instrument/microfilm/reception No. 56621, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By *Douglas R. Hollander* Deputy

SPACE RESERVED
FOR
RECORDER'S USE

\$30.00

3000