

57077 '93 FEB 2 AM 10 14

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Wayne A. Wilcox

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Myers Realty, Inc. a Montana Corporation, 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 Northerly 3 acres of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ in Lot 3, Section 18, Township 35 South, Range 13 East, Willamette Meridian.
Subject to; a 30 foot road and utility easement across the Northerly line.

(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.

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

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 8th day of December, 1992; 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.

STATE OF MONTANA

County of Ravalli

December 8, 1992.

Personally appeared the above named

Wayne A. Wilcox

And acknowledged the foregoing instrument to be his voluntary act and deed.

Before me, Notary Public for Oregon
(OFFICIAL SEAL) My commission expires July 10, 1995

STATE OF OREGON, County of Klamath 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

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:

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

John MYERS

MYERS REALTY, INC.

Box 469, Blg Fork, MT 59911

NAME, ADDRESS, ZIP

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

MYERS REALTY, INC.

Box 469

Blg Fork, MT 59911

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 2nd day of Feb., 1993, at 10:14 o'clock A.M., and recorded in book/reel/volume No. M93 on page 2362 or as fee/tile/instrument/microfilm/reception No. 57077, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

Fee \$30.00

By [Signature] Deputy