

76786

02-25-94P03:56

RCVDMTC

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That GLENNA W. WALKERhereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GLENNA IONE WALKER

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 W $\frac{1}{2}$ SW $\frac{1}{4}$  and that portion of the SE $\frac{1}{4}$ SW $\frac{1}{4}$  lying South and West of the Southerly right-of-way line of the Main Ditch of the United States Reclamation Service, all in Section 6, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

**EXCEPTING THEREFROM:** That portion lying within the right of way of the Great Northern Railroad, the Klamath Falls Malin Highway; and also excepting therefrom the Easterly 33 feet thereof, reserved in Deed recorded April 16, 1910, in Volume 29, page 39, Deed Records of Klamath County, Oregon.

(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 except restrictions, reservations, easements and rights of way of record and those apparent on the ground;

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 \$ -0-

① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ② (The sentence between the symbols ①, 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 23 day of February, 1994; 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.

Glenna W. Walker  
Glenna W. Walker

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on February 23, 1994, by Glenna W. Walker.

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_, as \_\_\_\_\_ of \_\_\_\_\_.

Kay Bleck  
Notary Public for Oregon  
My commission expires 5-20-94

Glenna W. Walker  
P. O. Box 214  
Merrill OR 97633

Grantor's Name and Address

Glenna Ione Walker  
P. O. Box 214  
Merrill OR 97633

Grantee's Name and Address

After recording return to (Name, Address, Zip):  
Parks & Ratliff  
228 N. 7th Street  
Klamath Falls OR 97601

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

Glenna Ione Walker  
P. O. Box 214  
Merrill OR 97633

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,  
County of Klamath ) ss.

I certify that the within instrument was received for record on the 25 day of February, 1994, at 3:56 o'clock P.M., and recorded in book/reel/volume No. M94, on page 6253 and/or as fee/title/instrument/microfilm/reception No. 76786 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

NAME TITLE  
By Deanne M. Mullen Deputy.

Fee \$30.00