

66469

WARRANTY DEED

Vol. 79 Page 9871

KNOW ALL MEN BY THESE PRESENTS, That HOWARD E. BABCOCK and ROSENA M. BABCOCK, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HOWARD LARRY, 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 lying in the SW 1/4 SE 1/4 of Section 20, Township 40 South, Range 10 East, W.M., Klamath County, Oregon and being a portion of that property described in that deed to the State of Oregon, by and through its State Highway Commission, recorded in Book 107, Page 353 of Klamath County Record of Deeds; the said parcel being that portion of said property lying Northeastly of a line parallel with and 50 feet Northeastly of the center line of the Klamath Falls-Malin Highway (formerly the The Dalles-California Highway) which center line is referred to in said State of Oregon deed, containing 0.95 acre, more or less.

Excepting such rights and interests reserved by and for the Department of Transportation, Highway Division, its successors and assigns as set forth in prior deed to the grantors stated therein.

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 as stated above,

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 \$ 1.00. However, the actual consideration consists of or includes other property or value given or promised which is stated in 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 26th day of April, 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 covered by a corporation, affix corporate seal)

Howard E. Babcock
Rosena M. Babcock

STATE OF OREGON,
County of Klamath, ss.
I, 26, 1979.

STATE OF OREGON, County of Klamath, ss.
Personally appeared 19, 1979.

Personally appeared the above named Howard E. Babcock and Rosena M. Babcock

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

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.

Notary Public for Oregon
My commission expires: 4/29/82

Notary Public for Oregon
My commission expires: (OFFICIAL SEAL)

Howard E. and Rosena M. Babcock
Rt. 1, Box 629B
Klamath Falls, OR 97601

Howard Larry and Rosena M. Babcock
Rt. 1, Box 629B
Klamath Falls, OR 97601

PARKS & RATLIFF, Attorneys at Law
228 North Seventh Street
Klamath Falls, OR 97601

Howard Larry Babcock
Rt. 1, Box 629B
Klamath Falls, OR 97601

STATE OF OREGON,
County of Klamath, ss.

I certify that the within instrument was received for record on the 1st day of May, 1979, at 4:39 o'clock P.M., and recorded in book M79 on page 9871 or as file/roll number 66469 Record of Deeds of said county.

Witness my hand and seal of County affixed.

By D. Milne Recording Officer
By Beverly Shuchter

Fee \$3.00

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow
of April A.D., 19 94 at 1:44 o'clock P M., and duly recorded in Vol. M94
of County Lien Docket on Page 13317

FEE \$10.00

Evelyn Biehn County Clerk
By Annette Mueller