

81278

1-1-74

05-19-94A10:27 RCVD

MTC 1396-7036
WARRANTY DEED

Vol. m94 Page 15801

KNOW ALL MEN BY THESE PRESENTS, That Earnest R. Sessom and Doris C. Sessom, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Mary B. Hanley and Edward N. Apodaca, not as tenants in common but with right of survivorship 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 Southeast quarter of the Northwest quarter of Section 25, Township 35 South, Range 11 East of the Willamette Meridian, in the County of Klamath and State of Oregon.

SUBJECT TO:

1. Rights of the public in and to that portion of the above described property lying within the limits of public roadways. 2. Reservations as contained in deed from United State Department of Interior to Roland James Hicks, dated May 1, 1959, recorded May 11, 1959 in Volume 312, page 340, Deed Records of Klamath County, Oregon.

(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 as set forth above and apparent upon 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 \$ 17,000.00. 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 ①, 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 17th day of April, 1980; 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)

Earnest R. Sessom
Doris C. Sessom

STATE OF OREGON,

County of Klamath } ss.
April 17, 1980

Personally appeared the above named
Earnest R. Sessom and
Doris C. Sessom

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

(OFFICIAL
SEAL)

Before me:
Judy Blanton
Notary Public for Oregon
My commission expires: 8-23-81

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____, 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:

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

Earnest & Doris Sessom

GRANTOR'S NAME AND ADDRESS

Edward & Mary Apodaca

GRANTEE'S NAME AND ADDRESS

After recording return to:

Edward & Mary Apodaca
3506 Pleasant Drest Drive
San Jose, CA 95148
NAME, ADDRESS, ZIP

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

SAME — NO CHANGE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 19th day of May, 1994, at 10:27 o'clock A.M. and recorded in book/reel/volume No. M94 on page 15801 or as document/fee/file/instrument/microfilm No. 81278, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By *Dawn M. Miller* Deputy

SPACE RESERVED
FOR
RECORDER'S USE

Fee \$30.00