

85053

07-29-94A10:57 PCVD

KNOW ALL MEN BY THESE PRESENTS, That

Margaret R. Ziegelmeyer

Vol. M94 Page 23256

for the consideration hereinafter stated to the grantor paid by Carleton A. Pollock and Margie M. Pollock, husband and wife, hereinafter called the grantor, Carleton A. Pollock and Margie M. Pollock, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

All in Section 25, Township 32 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, the N $\frac{1}{2}$ of SE $\frac{1}{4}$ of SW $\frac{1}{4}$ and that portion of N $\frac{1}{2}$ of SW $\frac{1}{4}$ of SE $\frac{1}{4}$ lying Westerly of the center thread of the Williamson River, excepting therefrom a 60 foot easement from the existing road on the East boundary of the above described parcel to the center thread of the Williamson River for bridge construction purposes. Said easement to be located 990 feet from the South boundary of Section 25, Township 32 South, Range 7 East of the Willamette Meridian.

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record and those apparent upon the land, if any, as of the date of this deed; and that grantor will warrant and forever defend the above granted 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 \$ 15,400.00.

~~However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which)~~

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the August 23 day of August, 19 71; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

Margaret R. Ziegelmeyer

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.August 23, 19 71

Personally appeared the above named Margaret R. Ziegelmeyer and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-31-74

STATE OF OREGON, County of _____) ss.

19 _____

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 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)

NOTE—The sequence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

Kevin Mahan
14789 Cool Valley Ranch Rd
Valley Center, Ca. 92082

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 29th day of July, 19 94, at 10:57 o'clock AM., and recorded in book M94 on page 23256.
Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn

County Clerk

Title.

By Pauline M. Mullen Deputy

Fee \$30.00