

OK

96776

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Anthony Stephen Seid

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jerry F. Seid

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:

Commencing at the Northeast corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 14, Township 39 South, Range 9, East of the Willamette Meridian; thence North 89°50' West, along the centerline of Johns Avenue, 30.00 feet; thence South 0°10' East, 30.00 feet to the South boundary of Johns Avenue and the West boundary of Homedale Road for the true point of beginning; thence South 0°10' East, along the West boundary of Homedale Road 563.06 feet; thence West, 929.26 feet; thence North 0°01' West, 374.97 feet to an iron pin on the East boundary of the A-3-b Lateral; thence North 4°11'40" East along said Lateral boundary, 191.26 feet to the South boundary of Johns Avenue; thence 89°50' East, along said Avenue Boundary, 913.74 feet to the true point of beginning, containing 12.00 acres more or less.

SUBJECT TO: Easement created by instrument recorded October 16, 1942, in Book 150, page 346, Deed Records, in favor of Pacific Power & Light Co, for pole and wire lines over SW $\frac{1}{4}$ SE $\frac{1}{4}$; Easement created by instrument recorded June 11, 1940, in Book 129 at page 587, Deed Records in favor of Daniel C. Dimmitt and Alfa Dimmitt, husband and wife for irrigation ditch over SW $\frac{1}{4}$ SE $\frac{1}{4}$; Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals; or Enterprise Irrigation District; (see reverse for cont)

(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

and that 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 \$. NONE

①However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). ②(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 22 day of March, 1995; 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.

Anthony Stephen Seid

STATE OF OREGON,

County of Klamath

March 22, 1995

Personally appeared the above named

Jerry F. Seid

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 2-22-96.

STATE OF OREGON, County of 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

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

Anthony Stephen Seid

2021 Kimberly Drive

Klamath Falls, Oregon 97603

GRANTOR'S NAME AND ADDRESS

Jerry F. Seid

9026 S. E. Washington

Portland, Oregon 97216

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jerry F. Seid

9026 S. E. Washington

Portland, Oregon 97216

NAME, ADDRESS, ZIP

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

Jerry F. Seid

9026 S. E. Washington

Portland, Oregon 97216

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of ss.

OFFICIAL SEAL

DIANE ROZGOZ

NOTARY PUBLIC-OREGON

COMMISSION NO. 011908

EXPIRATION DATE JAN 22 1997

SPACE RESERVED

FOR

RECORDER'S USE

I certify that the within instrument was received for record on the day of 1995,

at o'clock M., and recorded in book/reel/volume No. on page or as fee/tile/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

By

TITLE

Deputy

By Bernetha G. Letsch County Clerk