

97280

ATC B96-7430

WARRANTY DEED

Vol. 1115

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KNOW ALL MEN BY THESE PRESENTS, That OPAL PRICE, IDA PERRINS and DREXEL IVIE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
RAY D. IVIE and NEVA R. IVIE, husband and wife

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:

PARCEL 1: Beginning at a point which is easterly along the section line between Sections 20 and 29, Township 38 S., R. 9 E. W. M., a distance of 984 feet from the corner common to Sections 19, 20, 29 and 30; thence northerly and parallel to section line between Sections 19 and 20 a distance of 435 feet to a point which is the initial point of beginning of the description of the land involved; thence northerly along the same line and course last mentioned and parallel to the section line between Section 19 and 20 a distance of 160 feet; thence N. 78° E. 105 feet, more or less, to the center of the State Highway; thence southeasterly along the center line of the State Highway a distance of 143 feet, more or less, to a point which is N. 69° E. of the initial point; thence S. 69° W. 215 feet, more or less, to the initial point of this description, saving and excepting any portion of the above-described land lying in the boundary of the State Highway.

PARCEL 2: Beginning at a point which is easterly along the section line between Sections 20 and 29, Township 38 S., R. 9 E. W. M., a distance of 984 feet from the corner common to Sections 19, 20, 29 and 30; above-mentioned Township and range; thence northerly and parallel to the section line between Sections 19 and 20 a distance of 360 feet to the initial point of this description; thence northerly along the last-mentioned course a distance of 75 feet; thence N. 69° E. 215 feet, more or less, to the center line of State Highway; thence southeasterly along the center line of said Highway 107 feet, more or less, to a point which is N. 75° E. of the initial point; thence S. 75° W. 285 feet, more or less, to the initial point, being in Section 20, Township 38 S., R. 9 E. W. M., and containing 22,750 square feet, more or less.

(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

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 \$ 20,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ©, 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 26 day of Feb, 1995; 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

STATE OF OREGON, County of Blaine

This instrument was acknowledged before me on February 4, 1995, by Ida Perrins

This instrument was acknowledged before me on _____, 19____, by _____

as _____

of _____

Karen Marlene Rung
Notary Public for Oregon
My commission expires 4-18-98

Grantor's Name and Address
Ray D. & Neva R. Ivie
4909 Uhlmann Rd
Klamath Falls, OR 97601

Grantee's Name and Address
Ray D. & Neva R. Ivie
4909 Uhlmann Rd
Klamath Falls, OR 97601

After recording return to (Name, Address, Zip):
Ray D. & Neva R. Ivie
4909 Uhlmann Rd
Klamath Falls, OR 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):
Ray D. & Neva R. Ivie
4909 Uhlmann Rd
Klamath Falls, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said County.

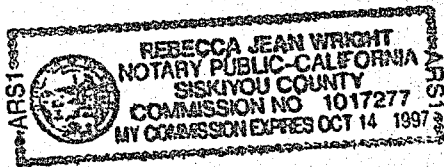
Witness my hand and seal of County affixed.

TITLE
_____, Deputy.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CALIFORNIA
County of SISKIYOU
On 2/16/95 before me, REBECCA JEAN WRIGHT
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"
personally appeared OPAL I. PRICE
NAME(S) OF SIGNER(S)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Rebecca Jean Wright
SIGNATURE OF NOTARY

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

- ☒ INDIVIDUAL
☐ CORPORATE OFFICER(S)
TITLE(S)
☐ PARTNER(S) ☐ LIMITED
☐ GENERAL
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: _____

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

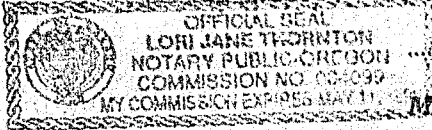
OPTIONAL SECTION
TITLE OR TYPE OF DOCUMENT WARRANTY DEED
NUMBER OF PAGES 1 DATE OF DOCUMENT 2/16/95
SIGNER(S) OTHER THAN NAMED ABOVE _____

STATE OF OREGON,
County of Klamath } ss.

BE IT REMEMBERED, That on this 22nd day of February, 1995, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Drexel Ivie

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Lori Jane Thornton
Notary Public for Oregon.
My Commission expires 5-11-1998

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 29th day of March A.D., 19 95 at 3:40 o'clock P M., and duly recorded in Vol. M95 of Deeds on Page 7632

FEE \$35.00

By *Bernetha G. Letsch*
Bernetha G. Letsch, County Clerk