

1-1-74

106

WARRANTY DEED

Vol. M95 Page 12740KNOW ALL MEN BY THESE PRESENTS, That MARION WILLIAMS GRUVER  
29559 Woodchuck Lane, Bonanza, Oregon

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

BARBARA KELLOGG BARRY 40619 Mulberry Dr., Hemet, Calif., 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 in the E $\frac{1}{2}$ , E $\frac{1}{2}$ , SE $\frac{1}{4}$  of Section 32, Township 37 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as:

Beginning at the Southeast corner of Section 32, running thence North 89° 29' 55" West 330.27 feet; thence North 00° 15' 10" West 131.89 feet; thence South 89° 29' 55" East 330.36' to the easterly line of Section 32; thence South 00° 12' 42" East 131.89 feet to the point of beginning.

together with easements, rules, regulations and restrictions of record; water well agreement is executed in a separate document and is specifically excluded from this deed.

(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 \$ 7,500.00① 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). 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 16 day of May, 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.Marion Williams Gruver

(If executed by a corporation, affix corporate seal)

STATE OF OREGON

County of Klamathss. May 16, 1995

Personally appeared the above named

Marion Williams Gruverand acknowledged the foregoing instrument to be a voluntary act and deed.

Before me

(OFFICIAL

Patricia J. Thode

Notary Public for Oregon

MY COMMISSION EXPIRES NOV. 3, 1998

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of Klamath ss.I certify that the within instrument was received for record on the 16th day of May, 1995, at 3:40 o'clock P.M., and recorded in book M95 on page 12740 or as file/reel number 106, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, CoClerk  
Recording Officer

FEE: \$30.00

Patricia Thode, Deputy

29559 Woodchuck Ln.

Bonanza, OR 97623

GRANTOR'S NAME AND ADDRESS

Barbara Kellogg Barry

40619 Mulberry Dr.

Hemet, CA 92544

GRANTEE'S NAME AND ADDRESS

After recording return to:

Marion W. Gruver

29559 Woodchuck Ln.

Bonanza, OR 97623

NAME, ADDRESS, ZIP

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

40619 Mulberry Dr.

Hemet, CA 92544

NAME, ADDRESS, ZIP

4304