

1-1-74

5558

WARRANTY DEED

09-01-95P03:47 RCVD



KNOW ALL MEN BY THESE PRESENTS, That Jasper T. Garrie and Margaret Z. Garrie hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Donald G. Fry and Lanell A. Fry, husband and wife, 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:

That portion of the S1/2NW1/4NW1/4 and the SW1/4NW1/4 of Section 28, and the S1/2NE1/4NE1/4 of Section 29, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying East of and adjacent to Old Fort Road. EXCEPTING THEREFROM the South 1155 feet of the SW1/4NW1/4 of Section 28, Township 37 South, Range 9 East. Subject to the rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways. Also subject: Open range grazing rights for ten years and irrigation ditch easements through said property are reserved, as recorded in the Klamath County records on December 31, 1973, at Vol. M73, Page 16746.

The buyers have the right to cut and clear such timber as is necessary to build access road and dwelling areas.

(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 \$ 30,000.00

① ~~THE GRANTOR HAS RECEIVED FROM THE GRANTOR THE SUM OF \$30,000.00 IN FULL PAYMENT OF THE CONSIDERATION FOR THE ABOVE DESCRIBED PROPERTY.~~ (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 day of July, 1981; 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)

Jasper T. Garrie
Jasper T. Garrie

Margaret Z. Garrie

Margaret Z. Garrie

STATE OF OREGON, MARION }
County of Klamath } ss.
July Aug. 7, 19 81.

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)

Before me: *[Signature]*

Notary Public for Oregon

My commission expires: 8/8/85

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Jasper T. & Margaret Z. Garrie

GRANTOR'S NAME AND ADDRESS

Donald G. & Lanell A. Fry
Box 682, SNRB
Santa Nella, Ca. 95322

GRANTEE'S NAME AND ADDRESS

After recording return to:

Phillip & Wendy Dyk
1243 Kane Street
Klamath Falls, OR 97603

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 1st day of Sept., 19 95., at 3:47 o'clock P.M., and recorded in book/reel/volume No. M95 on page 23804 or as document/fee/file/instrument/microfilm No. 5558, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernatha G. Letsch, Co. Clerk

FEE: \$30.00

[Signature] Deputy