

12550

WARRANTY DEED

Vol. 196 Page 2312



KNOW ALL MEN BY THESE PRESENTS, That CLARENCE G. HUMPHRIES and MARGARET A. HUMPHRIES, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MAPRIL J. NARO, and DAVID C. NARO and CHERIE A. NARO, 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:

To MAPRIL J. NARO an undivided one-half interest, and to DAVID C. NARO and CHERIE A. NARO, husband and wife, an undivided one-half interest, in and to the real property on Exhibit A attached hereto and made a part hereof.

(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 except as set forth,

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 \$50,000.00.

~~However, the actual consideration consists of or includes the property or value given or promised which is the whole consideration (indicate which) (The entire consideration is hereby acknowledged to be the whole consideration of the~~

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 individuals.

In Witness Whereof, the grantor has executed this instrument this 10th day of October, 1980; 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)

Clarence G. Humphries

Margaret A. Humphries

STATE OF OREGON,

County of Klamath.

10-16, 1980

ss.

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)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Notary Public for Oregon

My commission expires:

CLARENCE G. HUMPHRIES and MARGARET A. HUMPHRIES,

GRANTOR'S NAME AND ADDRESS

MAPRIL J. NARO; and DAVID C. NARO and CHERIE A. NARO, husband and wife,

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mapril, David & Cherie Naro
76435 Union St.
Oakridge, OR 97463

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
MAPRIL J. NARO; and DAVID C. NARO and CHERIE A. NARO, husband and wife,

NAME, ADDRESS, ZIP

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/roll/volume No. on page or as document/fee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

EXHIBIT A.

A tract of land situated in the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 18, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron rod on the East line of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 18 said iron rod being South thereon a distance of 1200.0 feet from an iron rod marking the Southeast corner of SE $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 18; thence West a distance of 226.0 feet, more or less, to an iron rod; thence West along this line a distance of 34.0 feet, more or less to the edge of a marsh; thence continuing West along this line a distance of 30.0 feet, more or less, to the margin of Crescent Creek; thence West along this line a distance of 20.0 feet, more or less, to the centerline of said creek; thence Northerly along said centerline to the intersection of said centerline with a line running East parallel to and 120.0 feet, more or less, North of the line of beginning; thence East along this line a distance of 15.0 feet, more or less, to the margin of Crescent Creek; thence continuing East along this line a distance of 30.0 feet, more or less to the edge of a marsh; thence continuing East along this line a distance of 19.0 feet, more or less, to an iron rod; thence continuing East along this line a distance of 272.10 feet, more or less to an iron rod situated on the East line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 18; thence South along this line a distance of 120.0 feet to the point of beginning.

Together with the perpetual easement for ingress and egress from said property over the Easterly 25 feet of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ and SW $\frac{1}{4}$ NE $\frac{1}{4}$ and the Northerly 25 feet of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 18, which lie Southwesterly of the Willamette Highway and Northerly and Easterly of said described property.

SUBJECT To reservations and restrictions of record, and easements and rights of way of record and those apparent on the land.

SUBJECT To Items 1 through 4 shown on Preliminary Title Report of Mountain Title Company, No. 9455-L, dated September 23, 1980.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 26th day
of Jan A.D., 19 96 at 11:51 o'clock A M., and duly recorded in Vol. M96
of Deeds on Page 2312

FEE \$35.00

By Bernetha G. Letsch County Clerk