

1-1-74

WARRANTY DEED

Vol M02 Page 39010

KNOW ALL MEN BY THESE PRESENTS, That JAMES E. CHANEY and WILDA L. CHANEY, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRANK LeROY TOFELL and JANICE M. TOFELL, 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:

Beginning at an iron pin which lies N 0°51' W along the 40 line a distance of 462.3 feet, and N 89°09' E, a distance of 262.2 feet, and S 46°09' E, a distance of 428.4 feet from the iron axle which marks the Southwest corner of the NE 1/4 of the SW 1/4 of Section 1, Twp. 39 S., R. 9 E.W.M., in Klamath County, Oregon; and running thence: Continuing on S 46°69' E a distance of 129.4 feet to an iron pin; thence N 43°51' E, a distance of 384 feet to an iron pin on the Southerly right of way line of the Klamath Falls-Lakeview Highway, which is 30 feet, measured at right angles from the centerline; thence N 46°09' W, a distance of 129.4 feet along said right of way line to an iron pin; thence S 43°51' W, a distance of 384 feet to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its State Highway Commission, recorded 7/5/72 in Volume M72, at page 7243, Microfilm Records of Klamath County, Oregon.

(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 all future real & personal property taxes & assessments; reservations, restrictions, easements and rights of way of record & those apparent on the land; statutory powers, including power of assessment of Enterprise Irrigation District; 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 \$147,100.00

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). (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 19 day of February, 1977; 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)

STATE OF OREGON,)
County of Klamath) ss.
February 19, 1977

Personally appeared the above named James E. Chaney & Wilda L. Chaney, husband and wife,

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

Before me, Notary Public for Oregon
(OFFICIAL SEAL) My commission expires: 9-26-77

STATE OF OREGON, County of) ss.
February 19, 1977

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: Notary Public for Oregon
(OFFICIAL SEAL) My commission expires:

James E. & Wilda L. Chaney
3505 Montavilla Drive
Klamath Falls, Oregon
GRANTOR'S NAME AND ADDRESS

Frank LeRoy Tofell & Janice M. Tofell, 6402 South Sixth Street
Klamath Falls, Oregon
GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 07/09/2002 11:21 a. m.
Vol M02, Pg 39010
Linda Smith, County Clerk
Fcc \$ 21.00 # of Pgs 1