

MT13914.8938

**RECORDING COVER SHEET**

THIS COVER SHEET HAS BEEN PREPARED BY THE  
PERSON PRESENTING THE ATTACHED INSTRUMENT  
FOR RECORDING. ANY ERRORS IN THIS COVER SHEET  
DO NOT AFFECT THE TRANSACTION(S) CONTAINED  
IN THE INSTRUMENT ITSELF.

2007-014176

Klamath County, Oregon



00028914200700141760020028

08/10/2007 03:26:29 PM

Fee: \$26.00

**After Recording Return To:**

Philip and Marilyn Denney  
Po Box 114  
Sprague River, Oregon 97639

**1. Name(s) of the Transaction(s):**

Warranty Deed

**2. Direct Party (Grantor):**

Powell, Eugene A. Jean E

**3. Indirect Party (Grantee):**

Hill, Barney R. Diana L.

**4. True and Actual Consideration Paid:**

\$29,750.00

**5. Legal Description:**

Lot 128, Block 70, FIFTH ADDITION TO NIMROD RIVER PARK

AMERITITLE, has recorded this  
instrument by request as an accomodation only,  
and has not examined it for regularity and sufficiency  
or as to its effect upon the title to any real property  
that may be described therein.

26 AMT

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That EUGENE A. POWELL and JEAN E. POWELL, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BARNEY R. HILL and DIANA L. HILL, husband and wife as tenants by entirety, 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:

Lot 128, Block 70, FIFTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon;

SUBJECT TO Contracts and/or liens for irrigation and/or drainage, and reservations, easements, restrictions and rights of way of record and those apparent on the land.

(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 above noted,

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 \$ 29,750.00

~~However, the exact consideration stated in this deed does not include other property or value given or promised which is the whole consideration (indicate which) or the sentence between the symbols ©, 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 16th day of January, 1979; 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)

Eugene A. Powell  
Jean E. Powell

STATE OF OREGON, )  
County of KLAMATH ) ss.  
JANUARY 16th, 1979.

Personally appeared, the above named Eugene A. Powell and Jean E. Powell

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

Before me:  
(OFFICIAL SEAL) Judy Blubaugh  
Notary Public for Oregon  
My commission expires: 8-23-81

STATE OF OREGON, County of ) ss.  
1979.

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 \_\_\_\_\_

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  
My commission expires:

(OFFICIAL SEAL)

Eugene A. Powell & Jean E. Powell  
Box 13  
Beatty, Oregon 97621  
GRANTOR'S NAME AND ADDRESS

Barney R. Hill and Diana L. Hill  
RR 1, Box 311  
Bonanza, Oregon 97623  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Philip & Marilyn Denney  
P. O. Box 114  
Sprague River, OR 97639  
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, ) ss.  
County of \_\_\_\_\_

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer  
By \_\_\_\_\_ Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE