

99119

Warranty Deed

V-1165 Page 232

This Indenture Witnesseth, That BALSIGER MOTOR COMPANY, an

Oregon corporation,

65-776
herein called grantor, in consideration of TEN AND NO/100 (\$10.00) -----
Dollars to it paid, has bargained and sold and by these presents do as grant,
bargain, sell and convey to

W. W. SOUTHWELL and JENNIE SOUTHWELL, husband and wife,

16-13
herein called grantees, their heirs and assigns forever, the following-described
premises, situated in Klamath County, State of Oregon:

Lots 99, 100, 101 and 102, BUNNELL ADDITION TO BALSIGER
TRACTS, according to the duly recorded plat thereof on
file in the office of the County Clerk of Klamath County,
Oregon.

SUBJECT TO: (1) 1965-66 taxes which are now a lien but not
yet payable. (2) Acreage and use limitations under provisions
of the United States Statutes and regulations issued thereunder.
Liens and assessments of Klamath Project and Klamath Irrigation
District, and regulations, contracts, easements and water and
irrigation rights in connection therewith. (3) Regulations,
liens, assessments and laws relating to South Suburban Sanitary
District. (4) Reservations, easements and rights of way as
shown on the plats of Balsiger Tracts and Bunnell Home Sites,
a portion of which was replatted Bunnell Addition to Balsiger
Tracts. (5) Reservations, easements and rights of way as shown
on the plat of Bunnell Addition to Balsiger Tracts. (6) Easement
and right of way granted to The California Oregon Power Company,
a California corporation, by instrument dated November 5, 1946,
recorded November 18, 1946, in Deed Volume 198, Page 408,



together with all tenements, hereditaments and appurtenances hereunto belonging or
appertaining, and all estate, right, title and interest in and to the same.

TO HAVE AND TO HOLD the said premises unto the grantees, their
heirs and assigns forever. The said grantor does covenant to and
with the said grantees, their heirs and assigns, that it is the owner
of said premises, being lawfully seized in fee simple thereof; that said premises are
free from all encumbrances, except as above stated;
and that it, and its successors and representatives will warrant and defend
the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, BALSIGER MOTOR COMPANY, pursuant to a
resolution of its board of directors, has caused these presents to be signed
by its President and Secretary, and its corporate seal to be hereunto affixed
this 17th day of July, 1965.

BALSIGER MOTOR COMPANY

By *E. E. Balsiger* (SEAL)

President (SEAL)

By *[Signature]* (SEAL)

Secretary (SEAL)

(SEAL)

27
H. F. SMITH
Attorney at Law
538 Main Street
Klamath Falls, Oregon

STATE OF OREGON }
County of KLAMATH } ss. _____, 19____.

Personally appeared the above-named

known to me to be identical person.... described as grantor.... in the within Deed, and acknowledged the foregoing instrument to be voluntary act and deed.

Before me:

NOTARY PUBLIC FOR OREGON
My commission expires _____

STATE OF OREGON }
County of KLAMATH } ss. July 17, _____, 1965..

Personally appeared Eston E. Balsiger and A. V. Moore
who, being first duly sworn did say that they are the President and Secretary
respectively
of BALSIGER MOTOR COMPANY, an Oregon corporation,

and that the seal affixed to the foregoing Deed is the corporate seal of said corporation
and that said Deed was signed and sealed in behalf of said corporation by authority of
its Board of Directors; and they acknowledged said Deed to be its voluntary act and
deed.

Before me:

James Peters
NOTARY PUBLIC FOR OREGON
My commission expires My Commission Expires July 19, 1968

Warranty Deed

From

To

Recording Data:

STATE OF OREGON }
County of Klamath }
Find for record at record of:
Oregon Title Insurance Co.
at 22 1/2 of July 19 65
at 3:52 P. M. and day
Recorded July 21 65 of Deeds
Page 232
Eugene J. Peters, County Clerk
By *James Peters* Deputy

Fee 3.00

Return to:

H.F. Smith
528 7th Ave
Medford