

WARRANTY DEED

31715

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This Indenture Witnesseth, THAT PHIL H. TUPPER and RACHEL R. TUPPER, husband and wife,

hereinafter known as grantors for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto

NIMROD PARK, INC., a California corporation, successors its / ~~xxx~~ and assigns, the following described premises, situated in Klamath County, Oregon, to-wit:

N $\frac{1}{2}$ N $\frac{1}{2}$ , SW $\frac{1}{4}$ NW $\frac{1}{4}$ , NW $\frac{1}{4}$ SW $\frac{1}{4}$ , S $\frac{1}{2}$ SW $\frac{1}{4}$  of Section 15; E $\frac{1}{2}$ , E $\frac{1}{2}$ N $\frac{1}{2}$  of Section 22, ALL in Township 36 South, Range 10 East of the Willamette Meridian, in Klamath County, Oregon.

SUBJECT TO: (1) Rights of the public in and to any portion of said premises lying within the limits of public roads and highways. Some as disclosed by Deed Books 289 at page 627, 310 at page 430, 307 at page 337, 311 at page 566 and 333 at page 648, and by Miscellaneous Volume 14, Instrument No. 48540, and 12 at page 203. (2) Reservation of Fire Roads by United States of America as set forth in Deed Books 291 at page 312 and 301 at page 374. (3) Reservations of Public Utilities and Right of Way of California & Eastern Railroad, and of all subsurface rights except water, including the terms and provisions thereof, as shown in Volume 289 at page 627, dated January 4, 1957 and recorded February 18, 1957 in Deed Records of Klamath County, Oregon (Affects N $\frac{1}{2}$ N $\frac{1}{2}$  of Section 15). (4) Statement by Owner, Bly Lumber Company, to the United States of America, including the terms and provisions thereof, consenting to the granting of a right of way over and across N $\frac{1}{2}$ N $\frac{1}{2}$ NE $\frac{1}{4}$  and N $\frac{1}{2}$ NW $\frac{1}{4}$  of Section 15, Township 36 South, Range 10 E.W.M., dated June 3, 1957, recorded July 15, 1957, in Miscellaneous Book 12 at page 410. (5) Reservation of right of way of California & Eastern Railroad, and of United States of America fire roads, including the terms and provisions thereof, as set forth in Deed Books 301 at page 374 and 310 at page 430.

The true and actual consideration for this transfer is \$ ~~22,556.74~~ \$60,000.00.

The foregoing recitation of consideration is true as I verily believe. TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, its successors and assigns forever. And the said grantors do hereby covenant to and with the said grantee, its successors and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 14th day of May 19 69.

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath, ss. May 15<sup>th</sup>, 1969.

Personally appeared the above named PHIL H. TUPPER and RACHEL R. TUPPER, husband and wife,

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

From Office of  
GANONG, GANONG & GORDON  
First Federal Building  
Klamath Falls, Oregon

Before me:

Wileen D. Guehrer

Notary Public for Oregon.

My commission expires 11/25/72

STATE OF OREGON,

County of KLAMATH } ss.

I certify that the within instrument was received for record on the 19th day of May 1969 at 3:25 o'clock P.M., and recorded in book M-69 on page 3734 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM D. MILNE

By Charles K. Horstman County Clerk-Recorder.

FEE \$ 1.50

Deputy

TRANSAMERICA TITLE INSURANCE CO.  
600 MAIN STREET  
KLAMATH FALLS, OREGON 97601