

1967/80

70-656 KNOW ALL MEN BY THESE PRESENTS, That DOROTHY LANE, also known as DOROTHY WALLACE, a single woman,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RODNEY A. HANEY and GWENDOLYN HANEY, 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: The S 1/2 of Government Lot 22, all of Government Lots 27 and 30 in Section 28, Township 35 South, Range 7 East of the Willamette Meridian.

SUBJECT TO: 1. Reservations, restrictions, rights of way and easements of record and those apparent on the land;

2. Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder and all contract, water rights, proceedings, taxes and assessments, relating to irrigation, drainage, and/or reclamation of said lands, by Modoc Irrigation District, and all rights for roads, ditches, canals and conduits, if any;

3. Existing easements for public roads, utilities and pipe lines and Government liens for irrigation as set forth in deed from United States of America to Harry Elmo Pearson, et ux, dated August 8, 1957, recorded December 4, 1957 in Deed Volume 296 at page 107.

4. Power Line Agreement, given by K. E. Smith to California Oregon Power Co., a California corporation, dated January 26, 1943, recorded February 11, 1943, in Deed Volume 153 at page 57.

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 hereinabove set forth,

and that grantor will warrant and forever defend the above granted 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 \$ 23,500.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 5 day of June 1970

Dorothy Lane
Also known as Dorothy Wallace

STATE OF OREGON, County of Klamath ss. June 5, 1970
Personally appeared the above named DOROTHY LANE, also known as DOROTHY WALLACE, a single woman, her voluntary act and deed, and acknowledged the foregoing instrument to be her

Before me: *Albert F. Schuch*
Notary Public for Oregon
My commission expires Feb 24, 1973

NOTE—The sentence between the symbols Q, if not applicable, should be deleted. See Chapter 449, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 12th day of June, 1970, at 11:27 o'clock A.M., and recorded in book H-70 on page 4717.

Record of Deeds of said County.
Witness my hand and seal of County affixed.

Wm. D. Milne

Clerk Title.

By *James M. Knutson* Deputy

Fee 1.50

Sammy, Oregon, Ind.
538 Main St.
Klamath Falls

JUN 12 11 27 AM 1970