

FORM No. 633--WARRANTY DEED. 42011 M-70 5056

1967/50

KNOW ALL MEN BY THESE PRESENTS, That LEO DONOVAN and HALLENE DONOVAN husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOSEPH E. COX and ROSE W. COX, husband and wife, tenants by the 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:

Easterly 100 feet of Lot 1, Block 37 of HOT SPRINGS ADDITION to the City of Klamath Falls, Klamath County, Oregon.

SUBJECT TO: Mortgage, including the terms and provisions thereof, dated November 17, 1965, recorded December 6, 1965, in M-65 at page 4331, County Clerk's Records, given to secure the payment of \$21,500.00 with interest thereon and such future advances as may be provided therein, executed by Leo Donovan and Hallene Donovan, husband and wife, to Equitable Savings and Loan Association, an Oregon corporation, which grantee assumes and agrees to pay according to the terms thereof; and easements and rights of way of record and apparent thereon.

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 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 \$ 26,500.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which): \$7,999.14 cash and \$18,690.86 assumption of mortgage.

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

WITNESS grantor's hand this 19th day of June, 19 70

Leo Donovan
Hallene Donovan

STATE OF OREGON, County of Klamath, ss. June 19, 19 70.

Personally appeared the above named Leo Donovan and Hallene Donovan and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Alameda E. Reacionini
Notary Public for Oregon
My commission expires Aug. 5, 1970

NOTE--The sentence between the symbols (), if not applicable, should be deleted. See Chapter 662, Oregon Laws 1967, as amended by the 1967 Special Session.

633

WARRANTY DEED

LEO DONOVAN and HALLENE DONOVAN TO JOSEPH E. COX and ROSE W. COX

AFTER RECORDING RETURN TO J. Anthony Reacionini 125 N. 5th St. City.

STATE OF OREGON, ss. County of Klamath

I certify that the within instrument was received for record on the 19th day of June, 1970, at 3:00 o'clock P. M., and recorded in book F-70 on page 5056 Record of Deeds of said County.

Witness my hand and seal of County attested.

WM. D. MILNE
Clerk Title.

By L. M. M. Hunter, Deputy

Fee 1.50

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FORM 2701-1-60 VOL. 7170 PAGE 5057 136-2306 File No. 136-3059 ER/WO No. 31-8967-134 31-20-136-9517

JUN 19 3 16 PM 1970

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RIGHT-OF-WAY EASEMENT (Individuals) (Partnership)

For value received the undersigned, hereinafter referred to as Grantors, (whether singular or plural), do hereby grant to PACIFIC POWER & LIGHT COMPANY, a corporation, its successors and assigns, the Grantee, an easement or right-of-way for an electric transmission and distribution line of one or more wires and all necessary or desirable appurtenances (including telephone and telegraph wires, towers, poles, props, guys, anchors and other supports and the right to place all or any part of such line underground) at or near the location and along the general course now located and staked out by the Grantee over, across and upon the following described real property in Klamath County, State of Oregon, to wit:

N.E. 1/4 of the S.E. 1/4 and the N.W. 1/4 of the S.E. 1/4 and the S.E. 1/4 of the N.E. 1/4 and the W. 1/2 of the N.E. 1/4 of section 15, T.38S., R.9E., W.M., and along the now existing County Road.

Together with the right of ingress and egress over the adjacent lands of the Grantors for the purpose of constructing, reconstructing, stringing new wires on, maintaining and removing such line and appurtenances, and exercising other rights hereby granted.

Grantors reserve the right to use said right-of-way for roads, agricultural crops or other purposes not inconsistent with the easement granted hereby, but in using or operating any irrigation pipes, motorized vehicles or other equipment, or in any other such use of said right-of-way, Grantors and Grantors' heirs or assigns, shall conform strictly to the provisions of any then applicable safety code or regulation pertaining to required clearances from the wires or conductors of such line.

All rights hereunder shall cease if and when such line shall have been abandoned.

Dated this 8th day of June, 1970.

Rancho Klamath Falls, a partnership (SEAL)

General Partner (SEAL)

STATE OF California (SEAL)

County of Alameda ss.

On this 8th day of June, 1970, personally appeared before me a notary public in and for said State, the within named Bruno Proell, General Partner of Rancho Klamath Falls to me known to be the identical person described therein and who executed the foregoing instrument, and acknowledged to me that he executed the same freely and voluntarily for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year above written.

Katherine D. Petersen
Notary Public for Alameda, State of California
Residing at Oakland, California
My commission expires July 27, 1972

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Pacific Power and Light Co.

this 19th day of June, A. D., 1970, at 3:16 o'clock P. M., and duly recorded in Vol. M-70 of Deeds on Page 5057

Fee 1.50

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WM. D. MILNE, County Clerk

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Dated
Rancho Klamath Falls

STATE OF
County of

On this 8th day of June, 1970, personally appeared before me a notary public in and for said State, the within named Bruno Proell, General Partner of Rancho Klamath Falls to me known to be the identical person described therein and who executed the foregoing instrument, and acknowledged to me that he executed the same freely and voluntarily for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year above written.

KATHERINE D. PETERSEN
NOTARY PUBLIC, CALIFORNIA
COUNTY OF ALAMEDA
My Commission Expires July 27, 1972

STATE OF OREGON
County of Klamath
June 19 1970