

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That I, Hiram R. Robbins, a widower, in consideration of ten and no/100 dollars, to me paid by Edwin Rezendes and Rosa Rezendes, do hereby grant, bargain, sell and convey unto said Edwin Rezendes and Rosa Rezendes, husband and wife, their heirs and assigns, all of the following real property with the tenements, hereditaments and appurtenances, situated in the County of Klamath, State of Oregon, bounded and described as follows, to-wit:

The West 1/2 of the NE 1/4 (W 1/2, NE 1/4) of Section 26, Township 36 South, Range 12 East of the Willamette Meridian, in Klamath County, Oregon.

Also, Lot 30 in Section 23, Township 36, South, Range 12 East of the Willamette Meridian, in Klamath County, Oregon.

To Have and To Hold the above described and granted premises unto the said Edwin Rezendes and Rosa Rezendes, husband and wife, their heirs and assigns forever.

I, Hiram R. Robbins, a widower, the grantor above named do covenant to and with the above named grantees, their heirs and assigns, that I am lawfully seized in fee simple the above granted premises, that the above granted premises are free from all encumbrances, except those apparent upon the land and reservations and restrictions contained in the United States of America, patent to Hiram R. Robbins, purchaser of land included in the allotment of Jennie Smith, dated February 21, 1958, recorded March 14, 1966 as Document Number 4626 in Volume M66, Microfilm records, page 2128, records of Klamath County, Oregon, as follows: "subject to the reservations of all subsurface roads except water, to the heirs of Jennie Smith, their heirs and assigns, under the terms approved by the Secretary of the Interior, March 25, 1946, pursuant to said act."

Reservations and restrictions contained in deed to restricted Indian Land, from Joe Scott, Jr. and Verna Scott, his wife, to Hiram R. Robbins, dated September 4, 1956, recorded March 4, 1966 in Microfilm Records under Document No. 4424, in Volume M66, page 1821, records of Klamath County, Oregon, as follows: "this conveyance is made pursuant to the provisions of the Act of March 1, 1907 (34 Stat. 1018; 25 U.S.C. 405). Title to the above described property is conveyed subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights-of-way of record. All subsurface rights, except water, are hereby reserved, in trust, by the grantors, pursuant to the provisions of the Act of August 13, 1954 (68 Stat. 720)."

Grant of Right of Way, including the terms and provisions thereof, given by Hiram R. Robbins and Winnie J. Robbins, husband and wife, to the California Oregon Power Company, a California Corporation, dated August 18, 1958, recorded August 22, 1958, in Volume 302 of Deeds, page 396, records of Klamath County, Oregon.

Certificate, including the terms and provisions thereof, given by Daniel H. Olney, acting Superintendent of Klamath Indian Agency of the Bureau of Indian Affairs, Department of the Interior, to Klamath County, Oregon, dated June 25, 1959, recorded July 1, 1959, in Volume 313 of Deeds, page 591, records of Klamath County, Oregon, to purchase and acquire the right-of-way easement for the use of



1 certain lands for the Klamath Falls-Lakeview Highway.

2 That I will and my heirs, executors and administrators shall  
3 warrant and forever defend the above granted premises, and every  
4 part and parcel thereof, against the lawful claims and demands of  
5 all persons whomsoever.

6 Witness my hand and seal this 8<sup>th</sup> day of <sup>July</sup> June, 1966.

7 Hiram R. Robbins  
GRANTOR

8 STATE OF OREGON )  
9 : ss.  
County of Klamath )

10 BE IT REMEMBERED That on this 8<sup>th</sup> day of <sup>July</sup> June, 1966, before  
11 me, the undersigned, a notary public in and for the said County and  
12 State, personally appeared the within Hiram R. Robbins, a widower,  
13 who is known to me to be the identical individual described in and  
14 who executed the within instrument and acknowledged to me that he  
15 executed the same freely and voluntarily.

16 IN TESTIMONY WHEREOF, I have hereunto set my  
17 hand and official seal the day and year last  
18 above written.

19 Allyn M. Stabe  
20 Notary Public for Oregon  
21 My Commission Expires: 5-22-70-  
22 11-18-66

23 STATE OF OREGON; COUNTY OF KLAMATH; ss.  
24 Filed for record at request of First Federal Savings & Loan Assn.  
25 this 25th day of November A. D. 19 70 at 9:03 o'clock A M., and  
26 duly recorded in Vol. M70, of Deeds on Page 10517  
27 Wm D. MILNE, County Clerk  
28 Fee \$3.00

29  
30  
31  
32  
DAVID R. VANDENBERG, JR.  
ATTORNEY AT LAW  
202 UNDERWOOD BLDG.  
KLAMATH FALLS, ORE.  
TUXEDO 2-5501

Rel'd to:  
Mr & Mrs Edwin Legendre  
P.O. Box 272  
Beatty, Oregon