

## Warranty Deed

VOL. M70 PAGE 10532

This Indenture Witnesseth, That D &amp; S DISTRIBUTORS, INC., an

Arizona corporation,

herein called grantor, in consideration of SEVENTEEN THOUSAND AND NO/100 -----  
 Dollars to it paid, has bargained and sold and by these presents does grant,  
 bargain, sell and convey to

HORACE G. KNOX and BARBARA A. KNOX, husband and wife,

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

NE 1/4 SE 1/4, Section 22, and W 1/2 SE 1/4 and SW 1/4, Section 23,  
 Township 39 S., R. 11 E.W.M.

SUBJECT TO: (1) 1970-71 real property taxes which  
 are now a lien but not yet due and payable.

(2) Acreage and use limitations under provisions  
 of the United States Statutes and regulations  
 issued thereunder. Liens and assessments of  
 Klamath Project and Langell Valley Irrigation  
 District, and regulations, contracts, easements  
 and water and irrigation rights in connection  
 therewith.

(3) The terms and provisions of transmission line  
 easement to the United States of America recorded  
 September 27, 1965, in M-65, Page 2002, County  
 Clerk's Records, which also provides that the Portland  
 General Electric Company may use the herein-described  
 easement for access to and from its adjoining trans-  
 mission line right of way.

(4) Reservations and restrictions, including the terms  
 and provisions thereof, in transmission line easement to  
 Portland General Electric Company, recorded March 4,  
 1966, in M-66, Page 1836, County Clerk's Records,

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 said premises unto grantees, their  
 heirs and assigns forever. Said grantor does covenant to and  
 with 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 stated above;  
 and that it and its successors and representatives will warrant and defend  
 the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$17,000.00.

IN WITNESS WHEREOF, D & S DISTRIBUTORS, INC., pursuant to a  
 resolution of its board of directors, has caused these presents to be  
 signed by its President and Secretary this 23rd day of October, 1970.

D & S DISTRIBUTORS, INC.  
 By Karl M. Heringer President  
 By Barbara A. Knox Secretary

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

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STATE OF OREGON }  
County of KLAMATH } ss. OCT 23, 1970.

Personally appeared the above-named

known to me to be the 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. October 23, 1970.

Personally appeared KARL F. DEHLINGER and ISABELL M. DEHLINGER,  
who, being first duly sworn did say that they are the President and  
Secretary, respectively,  
of D & S DISTRIBUTORS, INC.,

and that said Deed was signed 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:

Herman J. Smith  
NOTARY PUBLIC FOR OREGON  
My commission expires 12-21-70

Warranty Deed

From

To

Recording Data:

STATE OF OREGON }  
County of Klamath }  
Filed for record at request of  
Transamerica Title Company  
on this 25 day of November A.D. 19 70  
at 11:20 o'clock A. M. and duly  
recorded in Vol. M 70 of Deeds  
Page 10532  
By Wm D. MILNE, County Clerk  
By Sara Mather Deputy  
Fee \$ 3.00

Return to:

H. J. Smith  
838 Main  
Co.

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