

A-20724

FORM No. 633—WARRANTY DEED.

48054

VOL. 27, PAGE 235

CO., PORTLAND, ORE.

1967/50

KNOW ALL MEN BY THESE PRESENTS, That LEONARD T. POWELL and MYRTLE M. POWELL, Husband and Wife

, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT L. HARTSFIELD and LYNDIA E. HARTSFIELD, 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:

W $\frac{1}{2}$ E $\frac{1}{2}$ SE $\frac{1}{2}$ NW $\frac{1}{2}$ of Section 35, Township 34 South, Range 7 East of the Willamette Meridian, Oregon, lying South of the Sprague River.

TOGETHER with a non-exclusive easement for a roadway for ingress and egress, 30 feet in width, over the SW $\frac{1}{2}$ NE $\frac{1}{2}$, E $\frac{1}{2}$ SE $\frac{1}{2}$ NW $\frac{1}{2}$ of Section 35, Township 34 South, Range 7 East of the Willamette Meridian, lying South of Sprague River, said roadway to be located south of a line 300 feet south of the south boundary of Sprague River and north of the south boundary of SW $\frac{1}{2}$ NE $\frac{1}{2}$, SE $\frac{1}{2}$ NW $\frac{1}{2}$ of said Section 35, and extending from the tract herein conveyed to the West boundary of the Chiloquin Ridge Road.

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

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 \$ 1,700.00. However, the actual consideration consists of or includes other property or interests in property, to-wit: ~~the actual consideration consists of or includes other property or interests in property, to-wit:~~

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 8th day of January, 1971.

Myrtle M. Powell Leonard T. Powell
Myrtle M. Powell Leonard T. Powell

STATE OF OREGON, County of San Bernardino) ss. January 8, 1971
Personally appeared the above named Leonard T. Powell and Myrtle M. Powell----

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

JEAN WILLIAMS
NOTARY PUBLIC, CALIFORNIA
(OFFICIAL SEAL) J. WILLIAMS
SAN BERNARDINO COUNTY

Before me: Jean Williams
Notary Public for Oregon California
My commission expires March 4, 1971

*NOTE—The sentence between the symbols @, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO
Mr. Robert L. Hartsfield
648 San Marino Drive
Santa Barbara, California 93105

(DON'T USE THIS
SPACE, RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

Fee \$1.50

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 11th day of January, 1971, at 3:56 o'clock P.M., and recorded in book M71 on page 235. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

By *Thelma L. Lutz* Deputy

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