

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That T. O. CHASE and who acquired title as Leona F. Chase, LEONA I. CHASE/ husband and wife, hereinafter called Grantors, for the consideration hereinafter stated, to Grantors paid by HILTON R. THOMAS, hereinafter called Grantee, do 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, State of Oregon, described as follows, to-wit:

The SW 1/4 SW 1/4 SW 1/4 of Section 28, Township 35 South, Range 13, East of the Willamette Meridian, lying Northerly of the County Road.

SUBJECT TO:

1. Reservations, restrictions, rights of way and easements of record and those apparent on the land;
2. Right of way for 60 foot roadway as disclosed by instrument dated March 5, 1958, recorded June 11, 1958, Miscellaneous Volume 12, page 575, records of Klamath County, Oregon;
3. Reservations and restrictions contained in Land Status Report recorded October 14, 1958, Deed Volume 304, page 628, and re-recorded October 17, 1958, Deed Volume 305, page 46, records of Klamath County, Oregon, as follows: "The following reservations are made: a. Right of way to United States of America, its successors or assigns, for 60 foot road (S-55), Ivory Pine Road, approved by Elmo Miller, Superintendent, on April 22, 1958, under provisions of the Act of February 5, 1948, (62 Stat. 17). b. The above-described property is subject to all other existing easements for public roads and highway, for public utilities, and for railroads and pipe lines and for any other easements or rights-of-way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States. (Dept. Instr., January 13, 1916, 44 L.D. 513)."

TO HAVE AND TO HOLD the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

And said Grantors hereby covenant to and with said Grantee and Grantee's heirs, successors and assigns, that Grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as hereinabove set forth, and that Grantors will warrant and forever defend the above

1 granted premises and every part and parcel thereof against the
2 lawful claims and demands of all persons whomsoever, except those
3 claiming under the above described encumbrances.

4 The true and actual consideration paid for this
5 transfer, stated in terms of dollars, is the sum of Three Thousand
6 and no/100 Dollars (\$3,000.00).

7 WITNESS Grantors' hands this 10 day of March ,
8 1971.

T. O. Chase
Leona I. Chase

12 STATE OF OREGON)
13) ss.
14 County of Klamath)

15 On this 10 day of March , 1971, personally
16 appeared before me, a Notary Public in and for said County and
17 State, the within named T. O. CHASE and LEONA I. CHASE, husband
18 and wife, and acknowledged the foregoing instrument to be their
19 voluntary act and deed.

Gene L. Shipley
Notary Public for Oregon
My Commission Expires: 6-14-71

23 STATE OF OREGON }
24 County of Klamath } ss.

25 Filed for record at request of:
26 Klamath Co. Title Co.
27 on this 1st day of April A. D. 19 71
28 at 3:51 o'clock P M. and duly
29 recorded in Vol. M. 71 of Deeds
30 Page 2720

31 WM. D. MILNE, County Clerk
32 By *Alice C. Fager* Deputy.
Fee \$3.00

BOIVIN & BOIVIN
ATTORNEYS AT LAW
810 BOIVIN BUILDING
KLAMATH FALLS,
OREGON 97601
TELEPHONE 884-8101

Return
Hilton & Son
6315 Bryant
Klamath Falls, Oregon
Warranty Deed - Page 2 77601