

61383

Vol. <sup>m</sup> 72 Page 1796

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that Elbert W. Stiles and Wyoming Stiles, husband and wife, Steven F. Stiles and Linda E. Stiles, husband and wife, and Douglas M. Stiles, a single man, a partnership doing business as Stiles Enterprises hereinafter called the grantor, for the consideration herein- after stated, to grantor paid by Stiles Imported Motors, Inc., a corporation, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's successors and assigns, that certain 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:

An undivided 1/3rd interest in and to the following:

Government Lots 35 and 36 in Section 20, Township 35 South, Range 7 East of the Willamette Meridian.

Subject to liens and encumbrances of record.

Subject to: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; Liens and assessments of Modoc Point Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith; Rights of the public and of Governmental bodies in and to that portion of the herein described property lying below the ordinary high water mark of Williamson River (affects Lot 35 only); Rights of the public in and to any portion of said premises lying within the limits of roads and highways; Reservations of roads, and any public utilities built by the Government, as set forth in Land Status Report recorded in Deed Volume 303 at pages 338 and 512, Records of Klamath County, Oregon; Easements and rights of way of record and those apparent on the land, if any.

Further subject to all mortgages of record executed by Insured Premium Financing Co., a partnership. Grantor warrants that the balance owing on said mortgages and other liens and encumbrances does not exceed the sum of \$11,324.00.

FEB 13 10 12 AM 1972



Grantors deed recorded in Volume M71, page 8787 of the deed records of Klamath County, Oregon, conveyed an undivided two-thirds interest in the above described real property, it being the intention of the parties to have conveyed a full 100 percent interest therein. This deed is for the purpose of conveying the remaining interest of the grantors in said property.

To have and to hold the same unto the said grantee and grantee's successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises free from all encumbrances except those above, 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 none.

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

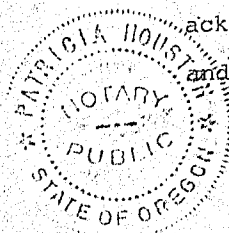
WITNESS grantors' hand this 19 day of August, 1971.

*[Signature]*  
*[Signature]*  
*[Signature]*  
 Douglas M. Stiles

STATE OF OREGON     )  
                               ) SS.  
 COUNTY OF            )

Personally appeared the above named Elbert W. Stiles and Wyoming Stiles, husband and wife, Steven F. Stiles and Linda E. Stiles, husband and wife, and Douglas M. Stiles, a single man, a partnership doing business as Stiles Enterprises, and

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



*[Signature]*  
 Notary Public for Oregon  
 My Commission Expires: 9/24/75

2.

STATE OF OREGON; COUNTY OF KLAMATH; ss.  
 Filed for record at request of RIDDLESBARGER, PEDERSON, YOUNG & HORN  
 this 18th day of FEBRUARY A. D., 1972 at 10:12 o'clock A.M., and duly recorded in  
 Vol. M 72 of DEEDS on Page 1796  
 FEE \$4.00  
 WM. D. MILNE, County Clerk  
 By *[Signature]*