

1967 SN

28-7287

KNOW ALL MEN BY THESE PRESENTS, That Joe D. Taylor and Carolyn Ann Taylor, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Villa Marie LaVerne, as to an undivided one-half interest and Arthur H. Stites and Valora I. Stites, 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:

All that portion of the SW 1/4 SE 1/4 of Section 19, and the NW 1/4 NE 1/4 of Section 30, Township 39 South, Range 11 East of the Willamette Meridian, lying West of the West line of the Malin-Bonanza County Road.

Subject, however, to the following:

1. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.
2. An easement created by instrument, including the terms and provisions thereof, recorded March 15, 1940 in Book 127 at page 562, Deed Records, in favor of Klamath County, for 40 foot right of way in the SW 1/4 SE 1/4 of Section 19, Twp 39 S., R. 11 EWN.
3. Right of way easement, including the terms and provisions thereof, recorded August 20, 1947 in Book 210 at page 207, Deed Records, in favor of State of Oregon.
4. An easement created by instrument, including the terms and provisions thereof, dated June 11, 1948, recorded April 12, 1949 in Book 231 at page 19, Deed Records in favor of Pacific Power & Light (for continuation of this deed, see reverse side of this deed)

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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$ 45,000.00

However, the actual consideration consists of or includes other property of value given or promised which is part of the consideration (indicate which):

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

WITNESS grantor's hand this 24th day of June, 1974

Joe D. Taylor
Carolyn Ann Taylor

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above named Joe D. Taylor and Carolyn Ann Taylor

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

(OFFICIAL SEAL) Darlene T. Addington
Notary Public for Oregon

Before me: Darlene T. Addington
Notary Public for Oregon
My commission expires 3-21-77

NOTE: The space between the symbols (1) and (2) should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO
Mr. & Mrs. Arthur H. Stites
c/o Mrs. Villa Marie LaVerne
2015 Oregon Avenue
Klamath Falls, Oregon

No.

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

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 19

at o'clock M., and recorded in book on page

Record of Deeds of said County.

Witness my hand and seal of County affixed.

By

Title.

Deputy

Until a change is requested, all tax statements shall be sent to the following name and address

2015 Oregon Avenue, City, 97601

VA Form 28-4335
Apr. 1974, Use Of
1916, Title 38, U
to Federal Natl
Association.

SPECIAL P

7924

Co., for electric transmission line over SW 1/4 SE 1/4 of Sec. 19,
Twp 39 S., R 11 EWM.
5. Regulations, including levies, assessments, water and irrigation
rights and easements for ditches and canals, of Poe Valley Improve-
ment District.
6. An easement created by instrument, including the terms and pro-
visions thereof, dated August 7, 1951, recorded August 27, 1951 in
Book 249 at page 315. Deed Records, in favor of California Oregon
Power Company, for installation of two distribution line power poles
and associated wires across N 1/2 N 1/2 NW 1/4, NE 1/4 of Section 30,
Twp 39 S., R 11 EWM., West Bonanza Malin Market Road.

STATE OF OREGON,
County of Klamath
Filed for record at request of
TRANSAMERICA TITLE INS. CO.
on this 27th day of June A.D. 1974
at 10:26 o'clock A.M. and duly
recorded in Vol. 11, at 183
Page 7924
Wm D. MILNE, County Clerk
By *[Signature]* Deputy
Fee \$11.00

VA Form 28-5155
Apr. 1974 Use Of
1810, Title 38, U.S.C.
to Federal National
Association.

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SPECIAL P