

1-1-74

38-9142

WARRANTY DEED

Vol. 75 Page 8621

KNOW ALL MEN BY THESE PRESENTS, That WALTER H. DU WAN and JOSEPHINE A. DU WAN who aquired title as WALTER H. DU WANE and JOSEPHINE A. DU WANE, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DANIEL C. McKENNIE, 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:

SEE REVERSE

RECEIVED JUL 28 1975

3:50 pm

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 listed on reverse,

and that

grantor will warrant and forever defend the said 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 \$36,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 26 day of July, 1975; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Walter H. Du Wan  
Josephine A. Du Wan

STATE OF OREGON,

County of Klamath  
July 26, 1975

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

Personally appeared \_\_\_\_\_ and \_\_\_\_\_ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of \_\_\_\_\_

7 Personally appeared the above named Walter H. DuWan and Josephine A. DuWan

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

(OFFICIAL SEAL)

Before me: Judy B. Rubels  
Notary Public for Oregon  
My commission expires 8-12-77

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Danand & Lismore  
540 Main  
City

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Dept. of Veterans Affairs  
1925 Perry St. E.  
Salem OR 97310

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_ ) ss.

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 \_\_\_\_\_ or as file/reel number \_\_\_\_\_, Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

By \_\_\_\_\_

Recording Officer  
Deputy

8622

The following described real property in Klamath County, Oregon:

PARCEL 1:

SW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 22, Township 38 South, Range 9 East of the Willamette Meridian.

PARCEL 2:

A tract of land described as follows: Beginning at the iron pin which marks the Northwest corner of the NW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 22, Township 38 South, Range 9 East of the Willamette Meridian, and running thence East along the quarter line a distance of 1017.7 feet to an iron pin which marks the intersection of the quarter line and the North right of way line of the O.T.I. Highway; thence in a Southwesterly direction along the North right of way line of the O.T.I. Highway a distance of 424 feet to an iron pin; thence in a Northwesterly direction a distance of 834.4 feet, more or less, to the point of beginning in the NW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 22, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO:

1. An easement created by instrument, including the terms and provisions thereof, dated January 6, 1944, recorded February 1, 1944 in Deed Book 162 at page 17, in favor of California Oregon Power Company, for electric transmission line over SEPSWP; NW $\frac{1}{4}$ SE $\frac{1}{4}$ ; SW $\frac{1}{4}$ NE $\frac{1}{4}$  lying North and West of County Road.
2. The interest of the United States of America by virtue of a decree in condemnation proceedings, which decree is recorded in Book 177 at page 175 of Deed Records of Klamath County, Oregon. Said easement was granted by the United States to the State of Oregon by instrument recorded in Book 214 at page 381 of Deed Records of Klamath County, Oregon. This easement reverted back to the United States of America acting by and thru the Secretary of Health, Education and Welfare by instrument recorded in Deed Volume 358 at page 5 and page 19 on December 1, 1964.
3. An easement created by instrument, including the terms and provisions thereof, dated May 24, 1945, recorded June 14, 1945, in Book 177 at page 175, Deed Records, in favor of United States of America, for road easement over SW $\frac{1}{4}$ NE $\frac{1}{4}$  and NW $\frac{1}{4}$ SE $\frac{1}{4}$ .

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Company  
 this 28th day of July A. D. 1975 at 3:50 o'clock P. M., and  
 duly recorded in Vol. M 75, of Deeds on Page 8621

Fee \$6.00

By Wm D. MILNE County Clerk  
Hazel Drazle