

3226

WARRANTY DEED Vol. 175 Page 8666

KNOW ALL MEN BY THESE PRESENTS, That GERALD REINKE and ELDINA REINKE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES A. WOOD, JR. and GINGER A. WOOD, 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:

Beginning at a point marked by an iron pin driven in the ground in the center line of a 60 foot roadway, from which the section corner common to Section 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, bears South 89° 44 1/2' West along the center line of said roadway, 744.4 feet to a point in the West boundary of said Section 11, and North 0° 13 1/2' West along the section line 1662.5 feet; running thence South 0° 07' East 331.95 feet to a point in the Southerly boundary of said N1/2 SW1/4 NW1/4 of Section 11; thence North 89° 42' East along said boundary line 67.5 feet; thence North 0° 07' West 331.90 feet more or less, to the center line of said roadway; thence South 89° 44 1/2' West along the center line of said roadway, 67.5 feet, more or less, to the point of beginning.

Subject, however, to the following:

1. Taxes for the fiscal year 1975-1976, a lien, but not yet due and payable. (For continuation of this deed, see reverse side)

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

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 \$ 13,950.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the 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 28th 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)

GERALD REINKE

ELDINA REINKE

STATE OF OREGON,
Klamath } ss.
County of July 28, 1975

STATE OF OREGON, County of } ss.
19

Personally appeared

and

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

Personally appeared the above named

Gerald Reinke and

Eldina Reinke

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

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 10-13-78

Notary Public for Oregon

My commission expires:

Gerald and Eldina Reinke

GRANTOR'S NAME AND ADDRESS
James A. and Ginger Wood

GRANTEE'S NAME AND ADDRESS

After recording return to:

First Federal Savings
540 Main St.
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

First Federal Savings
540 Main St.
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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 or as file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By

Recording Officer

Deputy

2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
4. Easements and reservations as contained in instrument recorded March 5, 1943, Volume 153, page 371, Klamath County, Oregon, Deed Records, to wit:
1. Easement for one-half of the right of way of the above mentioned 60 foot roadway.
 2. An easement for ditches and/or pipe lines to convey water for irrigation and domestic use, and for drainage purposes, for the benefit of adjoining property owners.
 3. That no dwelling house shall be placed upon said land to cost less than \$1,000.00; that such dwelling shall be finished in a workmanlike manner and shall be painted outside; that all buildings shall be set back at least 60 feet from the center line of the above mentioned roadway.

STATE OF OREGON, COUNTY OF Klamath, ss.
I, Notary Public for Oregon, do hereby certify that the foregoing is a true and correct copy of the original instrument recorded in my office on the 29th day of April, 1943, at 1:20 P.M., and duly recorded in Vol. 153, of Deed Records, at \$1.00.

By [Signature]
Notary Public