

1880 7495 10971 WARRANTY DEED  
KNOW ALL MEN BY THESE PRESENTS, That WAYNE A. AKINS and GAIL AKINS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM G. SALTENBERGER and VIOLA C. SALTENBERGER, 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:

SEE LEGAL DESCRIPTION MARKED EXHIB "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.....

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District and Klamath Basin Improvement District.
2. Covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record.

(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 set forth above and taxes for the fiscal year 1975-'76, a lien not yet payable

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 \$ 8,500.00. 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 29th day of August, 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)  
OFFICIAL SEAL  
BARBARA ANN ALLEN  
NOTARY PUBLIC - CALIFORNIA  
SAN BERNARDINO COUNTY  
My Commission Expires July 6, 1977

Wayne A. Akins  
Gail Akins

STATE OF OREGON, County of ss.  
County of San Bernardino, September 7, 1975.

Personally appeared the above named  
Wayne A. Akins and Gail Akins

Personally appeared \_\_\_\_\_, 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 \_\_\_\_\_, a corporation,

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 California  
My commission expires: 7-6-77

Before me:  
Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mrs. Mrs. Wm. G. Saltenberger  
c/o Lawrence Saltenberger  
Rt. 2, Box 801 G, City, 97601  
NAME, ADDRESS, ZIP

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

As above

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

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

SPACE RESERVED FOR RECORDER'S USE

10972

The following described real property in Klamath County, Oregon:

The following described real property as situated in the North  $\frac{1}{2}$  of Section 20, Township 39 South, Range 11 $\frac{1}{2}$  East of the Willamette Meridian, also being described as Lot 1 of Parcel No. 2 of Survey 1447 more particularly described as follows:

Beginning at the Northeast corner of said Section 20; thence South 00° 41' 55" East along the East line of said Section 20 a distance of 1840.14 feet; thence West 1413.96 feet; thence North 60° 21' 40" West 926.98 feet to the true point of beginning; thence continuing North 60° 21' 40" West 300 feet; thence South 29° 38' 20" West 750 feet; thence South 60° 21' 40" East 300 feet; thence North 29° 38' 20" East 750 feet to the true point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Company  
this 15th day of September, A. D. 19 75 at 3:48 clock P. M., and  
duly recorded in Vol. 175, of Deeds on Page 10971

Fee \$6.00

By Wm D. MILNE, County Clerk  
Wm D. Milne