

6333

Vol. 75 Page 13073

38-9891

WARRANTY DEED (Corporation)

FOR VALUE RECEIVED, WEYERHAEUSER COMPANY, a corporation duly organized and existing under the laws of the State of Washington conveys to JACK BIWER, RONALD G. WILLIAMS AND DENISE R. WILLIAMS, husband and wife, all that real property situated in Klamath County, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED "EXHIBIT 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.
2. Right of way, including the terms and provisions thereof, for pole and wire line, recorded in Deed Book 42, Page 115, Klamath County Deed Records, granted to The California Oregon Power Company.
3. Rights of the public in and to any portion of said premises lying within the limits of public roads and highways.
4. Easements, if any, for public utilities in vacated street and alley areas.
5. Taxes for the fiscal year 1975-76. A lien not yet payable.

and covenants that grantor is the owner of the above described property free of all encumbrances, except those listed above and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

Dated this 16th day of October, 1975. Done by order of the Board of Directors with the seal of said corporation. The true and actual consideration for this transfer is exchange of other property.

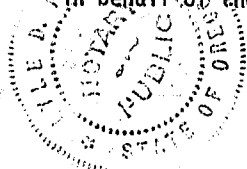
WEYERHAEUSER COMPANY

By B. Z. Agrons
Vice President - Eastern Oregon Region

By D. A. Peterson
Ass't. Secretary

STATE OF OREGON }
County of Klamath } ss.

On the 16th day of October, 1975, before me appeared B. Z. Agrons and D. A. Peterson who being sworn that they are the Vice President, Eastern Oregon Region, and Ass't. Secretary, respectively, of the corporation, and that the seal affixed hereto is its seal, and that this deed was voluntarily signed and sealed in behalf of the corporation by authority of its Board of Directors. Before me:



L. D. Lube
Notary Public for Oregon
My Commission Expires April 16, 1978

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Return
Jack
Rt. 3
City

EXHIBIT "A"

13074

The following described real property in Klamath County, Oregon:

Lots 12 thru 20 of Block 13 of MIDLAND; All Block 12 EXCEPT Lot 3 thereof; Tracts 46 thru 71 of FIRST ADDITION TO MIDLAND; Lots 1, 13, 14 & 15 of Block 6; Lots 1 thru 16 of Block 7; Lots 1 thru 16 of Block 8; Lots 1 thru 7 & Lots 9 thru 16, Block 9; Lots 15 & 16 of Block 10; Lots 1 thru 6 & Lots 8 thru 15 of Block 11; Lots 1 thru 16 of Block 12; Lots 1 thru 16 of Block 13; Lots 1 thru 8 of Block 14; Lots 1 thru 8 of Block 15; Lots 1 thru 8 of Block 16, all of MIDLAND HEIGHTS ADDITION TO MIDLAND. (Those portions of the above described plats being now vacated)

TOGETHER WITH those portions of the vacated streets and alleys included in and adjacent to the plats in the herein above description innuring thereto by law.

EXCEPTING THEREFROM parcel deeded to Charles Raymond Gray and Grace Ellen Gray, husband and wife, by deed dated July 18, 1958, recorded July 23, 1958 in Volume 301 at page 216, Deed Records of Klamath County, Oregon.

EXCEPTING THEREFROM any portion of above described tract of land conveyed to the State Highway Department by deed recorded March 13, 1969 in Book M-69 at page 1827, Microfilm Records.

The NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 6, Township 40 South, Range 9 East of the Willamette Meridian.

TOGETHER WITH a 60 foot easement as described in Book M-69 at page 1827, Microfilm Records, between Bennetts and the State of Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO

this 20th day of OCTOBER A. D. 19 75 at 3:27 o'clock P.M., and

duly recorded in Vol. M 75, of DEEDS on Page 13073

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Hazel Dray

Policy No. 38-9445/gd

Return To:
Jack Buiwer
Rt. 3, Box 271
City, 97601

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