

LA 0140-651 R. B. A-26221

FORM No. 633—WARRANTY DEED (Individual or Corporate)

STANDARD LAW PUBLISHING CO. PORTLAND, OR. 97204

1-1-74

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WARRANTY DEED

Vol. 75 Page 13142

KNOW ALL MEN BY THESE PRESENTS, That DAN E. HOOKER and
CONNIE A. HOOKER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
HILARY GINESTAR and MARTHA GINESTAR, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A tract of land situated in the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 27 and in the
SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 22, Township 39 South, Range 8 E.W.M., described as
follows:

Beginning at the quarter section corner between Sections 22 and 27
of Township 39 South, Range 8E.W.M.; thence South along the center
Section line 405.00 feet, more or less, to a point on the North
boundary of the right of way of the Klamath Falls-Ashland Highway
(Oregon 66); thence Northeasterly along said right of way boundary
to the North section line of Section 27; thence West along said
Section line to a point 227 feet East of the quarter Section corner;
thence North 54° West 400 feet more or less to the North and South
center line from the quarter section corner between Sections 22 and
27; thence South to the point of beginning.

(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 follows: (See Reverse Side)

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 \$50,000.00

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 20th day of October, 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)

Dan E. Hooker
Connie A. Hooker

STATE OF OREGON,)
County of Klamath) ss.
October 20th, 1975.

Personally appeared the above named
CONNIE A. HOOKER

and acknowledged the foregoing instru-
ment to be her voluntary act and deed.

Before me, *Ernest V. Braun*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 11-12-78

STATE OF OREGON, County of) ss.
October 20th, 1975.

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 _____

_____, a corporation,
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 be-
half 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: _____

Mr. and Mrs. Dan Hooker
Route 3, Box 293
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Hilary Ginestar
Route 3, Box 293
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. and Mrs. Hilary Ginestar
Route 3, Box 293
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

Mr. and Mrs. Hilary Ginestar
Route 3, Box 293
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of _____

I certify that the within instru-
ment 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

FORM No. 1A

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SUBJECT TO:

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1. Right of way conveyed to the California Oregon Power Company, a California corporation, by H. R. VanValkenburg and Emma VanValkenburg, his wife, dated April 2, 1926, recorded April 26, in Volume 69 of Deeds at page 493, records of Klamath County, Oregon.
2. Grant of Right of Way, including the terms and provisions thereof, given by H. F. Murdoch et ux., to the California Oregon Power Company, dated August, 1927, recorded September 28, 1927 in Deed Volume 76, page 506, records of Klamath County, Oregon.
3. Right of way conveyed to The California Oregon Power Company, a California corporation, by H. H. VanValkenburg, and Emma VanValkenburg, his wife, dated May 31, 1928, recorded June 13, 1928 on page 478 of Volume 80 of Deeds, records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.
 Filed for record at request of KLAMATH COUNTY TITLE CO
 this 21st day of OCTOBER A. D. 19 75 at 12:34 o'clock P. M., and
 duly recorded in Vol. M 75, of DEEDS on Page 13142
 FEE \$ 6.00

By W. D. MILKE, County Clerk
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FORM No. 1A

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