

8334

MTC 1204

WARRANTY DEED

Vol. 75

Page

15852

KNOW ALL MEN BY THESE PRESENTS, That BLACK HILLS ACRES, a co-partnership consisting of FLOYD OSBORN, WILLIAM G. BARROS, HERMAN SLAVSKY, BEN SILVER, SAM SILVER, RICHARD MURPHY, ALLAN SCHULMAN, THEODORE GREENFIELD, SIMON BROWN, HARRY WHITMAN and ROBERT C. BURNSTEIN, herein-after called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT L. HOOKER and DOREEN ROSEMARY HOOKER, 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:

The S 1/2 of Lot 5, Lots 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16, Section 12, Township 35 South, Range 12 E.W.M., Klamath County, Oregon.

SUBJECT TO: All future real property taxes and assessments; rights of the public in and to any portion of the herein described property lying within the limits of roads and highways; conditions, restrictions and easements contained in Deed of Tribal Property recorded 4/6/59 in Volume 311, page 286, Deed Records of Klamath County, Oregon; hunting and other rights acquired by A.C. Yaden et al by conveyance of May 3, 1960, recorded May 25, 1960 in Volume 321, page 402, Deed Records of Klamath County, Oregon, as modified by that certain Decree in suit in Equity No. 67-256, Anderson et al v. Yaden et al, which Decree was signed 11/10/69, recorded 11/12/69 in Volume 23, page 242, Judgment Lien Docket, and entered in Journal No. M-69 at page 6695; the affect of, including the terms and provisions thereof, that certain Notice of Vested Water Right recorded 1/30/70 in Volume M70, page 781 and re-recorded 2/6/70 in Volume M70, page 948, Records of Klamath County, Oregon.

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 above set forth 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 \$55,000.00.

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 19th day of November, 1975.

<u>Theodore Greenfield</u>	<u>Richard Murphy</u>
Partner	Partner
<u>William G. Barros</u>	<u>Sam Silver</u>
Partner	Partner
<u>Harry Whitman</u>	<u>Herman Slavsky</u>
Partner	Partner
<u>Simon Brown</u>	<u>Floyd L. Osborn</u>
Partner	Partner
<u>Allan Schulman</u>	
Partner	

158 53

STATE OF OREGON )  
County of Klamath ) ss.

December ~~November~~ 16th, 1975

Personally appeared the above named FLOYD OSBORN and acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME:

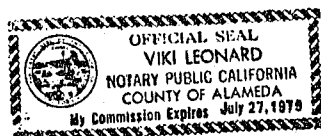
Judy B. Pablos  
Notary Public for Oregon  
My Commission expires: 8-12-77

STATE OF CALIFORNIA )  
County of Alameda ) ss.

November 19, 1975

Personally appeared the above named WILLIAM G. BARROS, HERMAN SLAVSKY, BEN SILVER, SAM SILVER, RICHARD MURPHY, ALLAN SCHULMAN, THEODORE GREENFIELD, SIMON BROWN, HARRY WHITMAN and ROBERT C. BURNSTEIN and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:



Viki Leonard  
Notary Public for California  
My Commission expires: July 27, 1979

After recording return to:

Mr. and Mrs. Robert L. Hooker

6632 Centralia

Lakewood, Ca. 90713

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

Mr. & Mrs. Robert L. Hooker

6632 Centralia

Lakewood, Ca. 90713

STATE OF OREGON,  
County of Klamath

Filed for record at request of

MOUNTAIN TITLE CO

on this 17th day of DECEMBER A.D. 1975

at 12:08 o'clock P.M. and day

recorded in Vol. M 75 of DEEDS

Page 15852

Wm. C. MILNE, County Clerk

By Hazel Drazie

Fee \$ 6.00