

1-74

15400

WARRANTY DEED

Vol. 76 Page

9428

38-9926

KNOW ALL MEN BY THESE PRESENTS, That
VIETS AND VIETS, INC., an Oregon corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
EDGAR L. VIETS, 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:

The SE 1/4 SE 1/4 and that portion of the NE 1/4 SE 1/4 lying Westerly
of the Great Northern Railroad and Southerly of the U.S.R.S. G-1-A
ditch in Section 6, Township 40 South, Range 10, E.W.M.

EXCEPTING THEREFROM: those portions of the above-described parcel
conveyed to the United States of America in deed recorded October 17,
1930, Book 93 at page 145, and deed dated October 9, 1935, and
recorded October 15, 1935 in Book 105 at page 275, Deed Records of
Klamath County, Oregon.

(SEE RESERVATIONS ON REVERSE)

(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 herein set forth

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 \$89,000.00

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 23 day of June, 1976;
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)

STATE OF OREGON,

County of _____, 19____

Personally appeared the above named _____

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

Before me:

(OFFICIAL
SEAL)Notary Public for Oregon
My commission expires: _____STATE OF OREGON, County of Klamath ss.
June 23, 1976Personally appeared EDGAR L. VIETS and
GLENDA NEFF 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 ofVIETS & VIETS, INC., 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:

Notary Public for Oregon

My commission expires: 2-7-80

Viets & Viets, Inc.
2199 Crest Street
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESSEDGAR L. VIETS
2199 Crest Street
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Edgar L. Viets
2199 Crest Street
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

Department of Veterans Affairs
Salem, OR 97310
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

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.

Recording Officer

By _____

Deputy

1. Reservations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Basin Improvement District;

Subject to the terms and provisions of that certain instrument recorded July 24, 1970, in Volume M-70 at page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District.";

3. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
4. Right of way, including the terms and provisions thereof, granted to the United States of America by J.B. Watters and H.B. Crane, dated April 30, 1913, recorded May 1, 1913, in Book 39 at page 197, Deed Records;
5. An easement created by instrument, including the terms and provisions thereof: Dated June 2, 1943, Recorded June 8, 1943, in Book 156, Page 26, in favor of California Oregon Power Company for pole and wire lines;
6. As easements created by instrument, including the terms and provisions thereof: Dated February 16, 1929, Recorded March 28, 1929, in Book 85, page 488, in favor of California Oregon Power Company;
7. Reservations, including the terms and provisions thereof, included in deed from J.W. Bryant to School District #41, recorded April 25, 1913 in Book 36 at page 422, Deed Records, as follows: "it is expressly understood that in the event the herein described premises shall cease to be used for public school purposes the same shall revert to the grantors . . . without any payment to the said School District . . ."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO
3;54

this 23rd day of June A. D. 19 76 at o'clock P. M. in
duly recorded in Vol. M. 76, of DEEDS on Page 9428

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Hazel Brazil