

10343

WARRANTY DEED

Vol. 10743 Page 76

KNOW ALL MEN BY THESE PRESENTS, That LOYD DeLap and MARY DeLap, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by H. DEAN MASON and JOAN C. MASON, as tenants by the entirety, 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:

An undivided 1/2 interest of:

The NW 1/4 NW 1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, EXCEPTING that portion conveyed by Deed to the City of Klamath Falls for Rogers Street Ext. recorded August 14, 1952, in Book 256 at page 269, and also EXCEPT that portion conveyed by Deed to Clyde Edwin Freed and Jean L. Freed, recorded April 14, 1965, in Book 360 at page 585.

SUBJECT TO: An easement, including the terms and provisions thereof, from True H. DeLap and Catherine DeLap, husband and wife, Perry O. DeLap and Clara H. DeLap, husband and wife, and Virgil C. DeLap and Myrtle M. DeLap, husband and wife, to the United States of America for Electric Transmission Line, recorded February 14, 1952, in Book 252, (see 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 easements, restrictions, liens or encumbrances of record and those apparent upon the land, including those specifically mentioned above and on the reverse of this Warranty Deed, 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 \$ 8,250.00

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 15th day of August, 1974; 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 Klamath

August 15, 1974.

Personally appeared the above named Loyd DeLap and Mary DeLap

and acknowledged the foregoing instrument to be their voluntary act and deed.

OFFICIAL SEAL

Before me:

Notary Public for Oregon

My commission expires 8/11/78

STATE OF OREGON, County of _____ ss.

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 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Mr. and Mrs. Loyd DeLap
800 Roseway Drive
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. H. Dean Mason
1540 Pacific Terrace
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
Blair M. Henderson, Attorney at Law
325 Main Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Mr. and Mrs. H. Dean Mason
1540 Pacific Terrace
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

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.

Recording Officer

By _____

Deputy

SPACE RESERVED
FOR
RECORDER'S USE

10744

at page 599. The United States of America, by Quit Claim Deed, to the California Oregon Power Company, all right, title and interest to said easement recorded April 12, 1952, in Book 266, at page 316.

Rights of the public in and to any portion of said premises lying within the limits of public roads and highways.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of CRANE & BAILEY ATTYS

this 15th day of JULY 11:03 A. D. 1976 at o'clock A.M., and

duly recorded in Vol. M 76, of DEEDS on Page 10743

FEE \$ 6.00

Wm D. MILNE, County Clerk

By *Hazel Drazic*