

27870

KNOW ALL MEN BY THESE PRESENTS, That NAOMI G. MITCHELL, as to a Life Estate, and BETTY L. (MITCHELL) SPETTER, as to the Remainder, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHESTER O. EDGAR and RUBY L. EDGAR, 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:

All that portion of Tract 17 of ALTAMONT SMALL FARMS in Section 15, Township 39 South, Range 9 East of the Willamette Meridian which lies Southwesterly of a line drawn parallel to and distant 125 feet Southwesterly from the center line of the railway of the Great Northern Railway Company as now located and constructed, said center line being more particularly described in that certain Deed from Dora Pitcher et vir., to the Great Northern Railway Company, dated May 12, 1931, recorded May 13, 1931 in Volume 95, page 276, Deed Records of Klamath County, Oregon.

SUBJECT TO: 1. Reservations, restrictions, rights of way and/or easements of record and those apparent on the land. 2. Any encroachments, unrecorded easements, violations of conditions, covenants and restrictions, and any other matters which would be disclosed by a

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 hereinabove stated

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 \$27,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 day of August, 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 Klamath } ss.
August 18, 1976

Personally appeared the above named NAOMI G. MITCHELL and BETTY L. (MITCHELL) SPETTER, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, *W. A. Addington*
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 3-21-77

STATE OF OREGON, County of } ss.
19

Personally appeared 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: (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

NAOMI G. MITCHELL and BETTY L. (MITCHELL) SPETTER

GRANTOR'S NAME AND ADDRESS

CHESTER O. EDGAR and RUBY L. EDGAR, husband and wife,

GRANTOR'S NAME AND ADDRESS

After recording return to:

Mrs. Chester O. Edgar
3952 Anderson Avenue
City, 97601

NAME, ADDRESS, ZIP

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

Peoples Mortgage Co.
P.O. Box 204
Vancouver, Washington 98660

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.

SPACE RESERVED FOR RECORDER'S USE

Recording Officer
Deputy

By

12914

correct survey.

the company will make an inspection of the premises and this exception may be eliminated or limited as a result thereof. 3. Proof that there are no parties in possession, or claiming to be in possession, other than above vestees. 4. Any statutory liens for labor or material, including liens for contributions due to the States of Oregon for unemployment compensation and for workmen's compensation, which have now gained or hereafter may gain priority over the lien of the insured mortgage, which liens do not now appear of record. 5. the premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District. 6. Reservations as contained in deed from R. H. Ellis et us., to Roy B. Jackson et us., dated July 9, 1929, recorded December 27, 1929, on page 481 of Volume 89 of Deeds, records of Klamath County, Oregon, and from Roy B. Jackson, et ux., to Mrs. Dora Pitcher, dated October 14, 1930, recorded May 13, 1931, on page 601 of Volume 92 of Deeds, records of Klamath County, Oregon, as follows: "and reserving to the grantors an easement and right of way for the purpose of constructing and maintaining an irrigation ditch along the boundary line or lines of the land hereinbefore described" 7. Warranty Clearance Easement, including the terms and provisions thereof, executed by Charles F. Mitchell and Naomi G. Mitchell, husband and wife, to United States of America recorded in Volume 291, page 11 of the Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO

this 19th day of AUGUST A. D. 1976 at 2:13 o'clock PM and

duly recorded in Vol. M 76, of DEEDS on Page 12913

FEE \$ 6.00

Wm D. MILNE, County Clerk

By *Hazel Mazur*