

1-1-74

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That TED J. SANDBERG and DOROTHY M. SANDBERG,
 husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONNA L. ROOKSTOOL,
 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:

All that portion of the N $\frac{1}{2}$ of N $\frac{1}{2}$ of SE $\frac{1}{4}$ of Section 10, Township 40 South, Range 9
 East of the Willamette Meridian, lying Westerly of Spring Lake Road, Klamath County,
 Oregon.

SUBJECT TO:

1. Rules, regulations and statutory powers of Klamath Irrigation District and Klamath Basin Improvement District.
2. Easement, including the terms and provisions thereof, as set out in Agreement recorded June 5, 1912 in Book 37, page 322, Deed Records of Klamath County, Oregon.
3. Acceptance of Terms and Conditions of Reclamation Extension Act of August 13, 1914, recorded October 31, 1914, in Book 42, page 592, Deed Record of Klamath Cty., Oregon.
4. Release of Damage occasioned by overflow or seepage of water of Melhase-Ryan Sump, recorded July 7, 1924, Book 64, page 291, Deed Records of Klamath County, Oregon.

(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 set forth hereinabove

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 \$87,650.00.

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 29th day of October, 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)

Ted J. Sandberg
Dorothy M. Sandberg

STATE OF OREGON, } ss.
 County of Klamath
October 29, 1976.

Personally appeared the above named
Ted J. Sandberg and Dorothy M.
Sandberg

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

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

STATE OF OREGON, County of _____) ss.
 _____, 19____

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: _____

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mrs. Donna L. Rookstool
Rt. 1, Box 570
City, 97601
 NAME, ADDRESS, ZIP

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

First Federal
Shasta Plaza
 NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.

County of KIAMATH

I certify that the within instru-
 ment was received for record on the
9th day of NOVEMBER, 1976,
 at 4:00 o'clock P.M., and recorded
 in book M. 76 on page 17844 or as
 file/reel number 21390,
 Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

Wm. D. MILNE

By *Hazel Hazen* Recording Officer
 Deputy

FEE \$ 3.00