

## WARRANTY DEED

Vol. 176 Page 30912

KNOW ALL MEN BY THESE PRESENTS, That JERRY A. BURG

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALFRED D. HESKO and LYNN E. HESKO, 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 following described real property in Klamath County, Oregon:

Beginning at the Northeast corner of the SE $\frac{1}{4}$  of Section 7, Township 39 South, Range 9 East of the Willamette Meridian; thence West along the North line of the SE $\frac{1}{4}$  of said Section, Township and Range to a point which is 540 feet East of the Northwest corner of said SE $\frac{1}{4}$ ; thence South along the West line of that parcel of land described in Deed to Klamath Forest Protective Association, which deed is recorded in Volume 173 at page 521, Deed Records of Klamath County, Oregon, 662.55 feet to a point; thence South 89° 18' East to a point on the Northwesterly right of way line of the Ashland-Klamath Falls Highway, as the same is now located and constructed; thence Northeasterly along said right of way line to its intersection with the East line of said Section 7; thence North along said East line to the point of beginning, being a portion of the SE $\frac{1}{4}$  of Section 7, Township 39 South, Range 9 East of the Willamette Meridian,

(Continued)

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 shown herein

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 \$ 48,000.00. 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 30th day of December, 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

December 30, 1976

Personally appeared the above named

Jerry A. Burg

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires: 3-21-77

STATE OF OREGON,

Personally appeared

each for himself

and that the seal of

of said corporation

half of said corporation

them acknowledged said

Before me:

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of

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/serial number.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By

Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Hesko

3406 Greensprings Drive

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Dept. of Veterans' Affairs

1225 Ferry St., S.E.

Salem, Oregon 97310

NAME, ADDRESS, ZIP



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EXCEPT that portion of the above described property conveyed by Lillian G. Mann, a widow, to the State of Oregon, by and through its State Highway Commission, dated February 25, 1957, recorded February 28, 1957 in Volume 290 at page 120, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING that tract of land appropriated by the State of Oregon by corrected judgment order filed in Suit No. 68-1 L on October 14, 1968.

AND ALSO EXCEPTING that portion lying Easterly of the Westerly line of the new Highway #97 South as currently located.

SUBJECT TO: 1. Rights of the public in and to that portion of the herein described premises lying within the limits of streets, roads or highways; 2. Grant right of way, including the terms and provisions thereof, recorded July 7, 1925 in Book 68, page 107, Deed Records of Klamath County, Oregon; 3. Grant right of way, including the terms and provisions thereof, recorded April 28, 1926 in Book 69, page 502, Deed Records of Klamath County, Oregon; 4. Grant right of way, including the terms and provisions thereof, recorded Mary 25, 1927 in Book 75, page 327, Deed Records of Klamath County, Oregon; 5. Limited access, including the terms and provisions thereof, recorded in Book 290, page 120, Deed Records of Klamath County, Oregon; 6. Right of way, including the terms and provisions thereof, recorded March 30, 1946 in Book 187, page 81, Deed Records of Klamath County, Oregon; 7. Limited, access, including the terms and provisions thereof, in judgment to State of Oregon, file October 14, 1968, under Case #68-1 Law, file in Klamath County Circuit Court.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title

this 30th day of December A. D. 19 76 at 4:08 o'clock P. M.

duly recorded in Vol. m76, of Deeds on Page 20942

Wm D. MILNE, County Clerk

By Harold D. Dugan

Fee 6.00