

23835

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

ROBERT B. CHILCOTE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOSEPH W. GREEN, 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:

**** SEE REVERSE FOR CONTINUATION OF LEGAL DESCRIPTION

(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

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 \$ 50,000.00. 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 ①, 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 26th 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)

Robert B. Chilcote
Robert B. Chilcote

STATE OF OREGON

County of Klamath

October 26, 1976

Personally appeared the above named

Robert B. Chilcote

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 8-12-77

STATE OF OREGON, County of

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Personally appeared

and 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)

STATE OF OREGON

County of

I certify that the within instrument was received for record on the day of 19

at O'clock P.M., and recorded in book on page or as file/roll number

Record of Deeds of said county. Witness my hand and seal of County affixed.

By

Recording Officer
Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

The following described real property in Klamath County, Oregon:

A parcel of land lying in the East 1/2 of SW $\frac{1}{4}$ of Sec. 1, Twp. 39 S, Rge. 9 E.W.M., described as follows:

Beginning at an iron pin which lies North 0° 51' West along the 40 line a distance of 462.3 feet and North 89° 09' East a distance of 262.2 feet and South 46° 09' East a distance of 657.8 feet from the iron axle which marks the Southwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 1; and running thence continuing South 46° 09' East a distance of 352.1 feet to an iron pin which lies on the Northwesterly right of way line of the Enterprise Irrigation Canal; thence North 11° 21' East along the northwesterly right of way line of the Enterprise Canal; a distance of 337.4 feet to an iron pin; thence continuing along the Northwesterly right of way line of the Enterprise Irrigation Canal North 60° 21' East a distance of 103.3 feet to an iron pin on the Klamath Falls-Lakeview Highway Southerly right of way line of 30 feet at right angles from its center; thence North 46° 09' West along the above mentioned highway right of way line a distance of 200 feet to an iron pin; thence South 43° 51' West a distance of 384 feet more or less to the point of beginning. EXCEPTING THEREFROM that portion conveyed for road purposes.

SUBJECT TO: Acreage and use limitations under provisions of the United State Statutes and regulations issued thereunder. Regulations of Enterprise Irrigation District. Transmission line easement, including the terms and provisions thereof, granted to California Oregon Power Co., by instrument recorded in Deed Book 69, at page 576. (Covers 10 foot strip along highway.)

STATE OF OREGON, COUNTY OF KLAMATH, ss.

I, for record at request of MOUNTAIN TITLE CO

this 6th day of JANUARY A. D. 1914 at 11:51 o'clock A.M. of 1

fully recorded in Vol. M 77 of DEEDS on Page 297-

FEE \$ 6.00

Wm. D. MILNE, County Clerk

By Hazel Drazile