

38-11962-E

FORM No. 633—WARRANTY DEED (Individual or Corporate).

WARRANTY DEED

Vol. 77 Page 633

24088

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM EARL AKINS and DE ANN LYNN AKINS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BOBBY J. WILLIAMS

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: Beginning at the Northwest corner of Tract 10 in the Subdivision of Tracts 25 to 32, inclusive of Altamont Ranch Tracts; thence South 88° 58' East a distance of 174.12 feet to the true point of beginning of this description; thence continuing South 88° 58' East a distance of 370 feet more or less to the East line of said Tract 10; thence South along the East line of Tract 10 440 feet more or less to a point; thence Westerly parallel with the Southerly boundary of said Tract 10, to the point of intersection with the Easterly line of Austin Street; thence Northwesterly along the Easterly line of Austin Street, a distance of 160.59 feet more or less to a point; thence North 89° 54' East 200 feet more or less to a point; thence North parallel to the East line of Tract 10 to the point of beginning. SUBJECT TO: Items noted on the reverse of this document.....

(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 out in this document,

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 \$ 33,000.00. 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 12 day of January, 1977; 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.
January 12, 1977

Personally appeared the above named William Earl Akins and DeAnn Lynn Akins

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

Before me: Kathy R. Mallama
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 6/13/80

STATE OF OREGON, County of) ss.
January 12, 1977

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

William E. Akins et ux
Rt. 1, Box 37B
Bonanza, OR
GRANTOR'S NAME AND ADDRESS

Bobby J. Williams
4673 Austin
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Bobby J. Williams Bobby J. Williams

NAME, ADDRESS, ZIP

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

First Federal Savings & Loan
s. 6th St.
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.

By _____ Recording Officer
Deputy

SPACE RESERVED
FOR
RECORDER'S USE

SUBJECT TO:

Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.

Subject to all contracts with the United States of America Klamath Water Users Association and Klamath Irrigation District, relative to the reclamation and irrigation of said land, and all rights of way heretofore granted or in use, for road, ditches and canals and easements therefore; and reserving to the grantor in deed recorded in Deed Volume 89 at page 528 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.

Reservations as set forth in deeds from George H. Smith to George H. Stiles et ux., recorded September 20, 1944 in Book 169 at page 121, Deed Records, to V.O. Childers, et ux., recorded September 20, 1944 in Book 169 at page 123, Deed Records, and to Ernest R. Stiles, et ux., recorded September 20, 1944 in Book 169 at page 125, Deed Records, Klamath County, Oregon, as follows: "There is reserved from the above described tract a strip of land 20 feet wide along the Westerly edge thereof for road and utility purposes."

Warranty Clearance Easement dated August 30, 1964 in favor of the United States of America, recorded September 1, 1964 in Volume 355 at page 634

An easement for irrigation ditch purposes 20 feet in width granted to Virgil O. Childers and Ada E. Childers, husband and wife, in Easement dated October 23, 1967, recorded November 1, 1967 in M-67 at page 8523 Microfilm Records.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO

this 12th day of January A. D. 1977 at 3:45 o'clock P. M., and

duly recorded in Vol. M 77, of DEEDS on Page 633.

Wm. D. MILNE, County Clerk

FEE \$ 6.00

By Hazel Craig