

1-1-74

30219

WARRANTY DEED

Vol. 17 Page 9309

KNOW ALL MEN BY THESE PRESENTS, That HOWARD C. HASSETT and MARY A. HASSETT, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by G. ROBERT LECKLIDER and NANCY C. LECKLIDER, 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:

The following described real property in Klamath County, Oregon:

PARCEL I

All of Lot 9, Section 31, Township 35 South, Range 7 East of the Willamette Meridian, and a portion of Lot 12, Section 31, Township 35 South, Range 7 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the Northeast corner of Lot 12, Section 31, Township 35 South, Range 7 East of the Willamette Meridian; thence South $0^{\circ} 19\frac{3}{4}'$ East 55.00 feet to an iron pin; thence North $45^{\circ} 18\frac{3}{4}'$ West 77.8 feet to an iron pin; thence North $89^{\circ} 40\frac{1}{2}'$ East 55.0 feet more or less to the Point of Beginning.

All of Lots 11, 20, 21, 28, 29 and 38 in Section 31, Township 35 South, Range 7 East of the Willamette Meridian; EXCEPTING the following described portion thereof, heretofore conveyed by Grantors to Tulana Farms by deed dated February 4, 1960, recorded on same date in Volume 318 at page 627 of Deed Records of Klamath County, Oregon;

Beginning at the stone monument marking the section corner common to Section 31 and 32, Township 35 South, Range 7 East of the Willamette Meridian, and to Section 5 and 6, Township 36 South, Range 7 East of the Willamette Meridian; thence South $89^{\circ} 55\frac{3}{4}'$ West along the Section line common to said Sections 31 and 6, 425.0 feet to a point; thence North $0^{\circ} 25'$ West 30.0 feet to an iron pipe on the Northerly right of way line of a county road as the same is presently located and constructed and the True Point of Beginning of this description; thence South $89^{\circ} 55\frac{3}{4}'$ West along the said Northerly right of way line 868.7 feet to a point in the fence line marking the Westerly boundary of Lot 38 of said Section 31; thence North $0^{\circ} 55\frac{3}{4}'$ West 1271.1 feet to the stone monument marking the Northwest corner of Lot 29 of said Section 31 (said monument being also the SE $1/6$ corner of said Section 31); thence North $0^{\circ} 25'$ West 1316.7 feet to the stone monument marking the Northwest corner of Lot 21 of said Section 31 (said monument being also the East $1/16$ corner of the East-West centerline of said Section 31); thence North $0^{\circ} 19\frac{3}{4}'$ West 1263.3 feet to an iron pin on the Westerly boundary of Lot 11 of said Section 31 and from which point the Northwest corner of said Lot 11 bears North $0^{\circ} 19\frac{3}{4}'$ West 55.0 feet distant; thence South $13^{\circ} 14\frac{1}{2}'$ East, 3955.5 feet, more or less, to the True Point of Beginning.

Governments Lots 20 and 21 of Section 32, Township 35 South, Range 7 East of the Willamette Meridian.

PARCEL II

Government Lots 28 and 29 of Section 32, Township 35 South, Range 7 East of the Willamette Meridian.

Before me: *G. Robert Lecklider*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 8-12-77

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:

G. Robert Lecklider
P.O. Box 2
Klamath Falls, O.R.
NAME, ADDRESS, ZIP

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

Dept of Veterans Affairs
1525 Perry St. SE
Salem, OR 97310
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

9310

(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 on reverse)

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 \$ 115,000.00.

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 27th day of May, 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)

Howard C. Hassett
HOWARD C. HASSETT

Mary A. Hassett
MARY A. HASSETT

STATE OF OREGON,
County of Klamath } ss.
May 27, 1977

STATE OF OREGON, County of } ss.
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.

Personally appeared the above named Howard C. Hassett and Mary A. Hassett, husband and wife

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

Before me: *Judy Blubaugh*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 8-12-77

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:
G. Robert Lockman
P.O. Box 2
Klamath Falls, Or.
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Dept of Veterans Affairs
1325 Perry St. SE
Salem, Or 97310
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
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/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:

1. Regulations of Modoc Point Irrigation District.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of the streets, roads or highways.
3. Rights of the public and of governmental bodies in that portion of the above described property lying below the high water mark of Williamson River and the ownership of the State of Oregon in that portion lying below the high water mark thereof.
4. Reservations included in Deeds from the United States of America, recorded March 24, 1935 in Deed Volume 104 at page 367; recorded March 18, 1957 in Deed Volume 290 at page 361, 363 and 365; recorded December 4, 1959 in Deed Volume 317 at page 500; and in Land Status Report recorded January 15, 1959 in Deed Volume 308 at page 650 all Klamath County Deed Records.
5. Reservations as included in deed from the United States of America, recorded March 24, 1935 in Deed Volume 104 at page 367 and in Land Status Report recorded January 15, 1959 in Deed Volume 308 at page 650 Klamath County Deed Records, including the reservation of roads, trails, telephone lines, etc. constructed by the United States, with the rights of the United States to maintain, operate and improve same.
6. Reservation of all subsurface rights, except water, in trust, to the heirs of Willie Beal, deceased Klamath Allottee #40, as disclosed by Deed recorded March 18, 1957 in Deed Volume 290 at page 361, Klamath County Deed Records.
7. Reservation of all subsurface rights, except water, in trust to the heirs of Isabel Beal, deceased Klamath Allottee #970, as disclosed by Deed recorded March 18, 1957 in Deed Volume 290 at page 363, Klamath County Deed Records. (Affects Lots 11 and 20, Section 31, Township 35 South, Range 7 East of the Willamette Meridian)
8. Reservation of all subsurface rights, except water, in trust for Ormie Beal Jourdan, as disclosed by Deed recorded March 18, 1957 in Deed Volume 290 at page 365, Klamath County Deed Records.
9. Reservation of all subsurface rights, except water, in trust for George Merritt, as disclosed by Deed recorded November 18, 1957 in Deed Volume 295, Page 510, Deed Records of Klamath County, Oregon.
10. Reservations, including the terms and provisions thereof, in Patent recorded December 4, 1959 in Deed Volume 317, Page 500, Deed Records of Klamath County, Oregon.
11. An easement created by instrument, including the terms and provisions thereof,
 Dated: December 17, 1962
 Recorded: March 16, 1963 in Book 345 at page 328
 In Favor Of: Pacific Power and Light Company
 For: Pole and wire lines
 (Affects Lot 9 Section 31, Township 35 South, Range 7 East of the Willamette Meridian)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

and for record at request of MOUNTAIN TITLE CO
 12:57
 on 27th day of MAY A. D. 1977 of Clerk P. M. and
 duly recorded in Vol. M77, of deeds on Page 9309
 fee 4 9.00
 Wm D. MILNE, County Clerk
 By *Wm D. Milne*