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STEVENS LAW PUBLISHING CO., PORTLAND, OR. 97204

1-174

WARRANTY DEED

Vol. 77 Page 14178

33647

KNOW ALL MEN BY THESE PRESENTS, That W. E. HANTZMON and ROSE H. HANTZMON, as tenants by the entirety,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by OSCAR E. CLEVELAND and JOAN CLEVELAND, 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:

A tract of land situated in the S $\frac{1}{2}$ S $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, being more particularly described as follows:

Beginning at a 5/8 inch iron pin which lies North 01°14' West a distance of 685.3 feet and South 89°26' West a distance of 557.30 feet from the cased iron pin which marks the Southeast corner of said Section 3; thence continuing South 89°26' West 72.70 feet to a 5/8 inch iron pin; thence North 01°14' West a distance of 139.10 feet to a 5/8 inch iron pin; thence North 89°24' East a distance of 72.70 feet to a 5/8 inch iron pin; thence South 01°14' East a distance of 139.14 feet to the point of beginning, with bearings based on the East line of said Section 3 as being North 01°14' West.

(Continued on reverse)

(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 seised in fee simple of the above granted premises, free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the premises, if any, as of the date of this deed

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 \$14,500.00

However, the actual consideration consists of or includes other property or value given or to be given by the grantee to the grantor, in whole or in part, in 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 1 day of August, 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)

W. E. Hantzmon

Rose H. Hantzmon

STATE OF OREGON,

County of KlamathAugust 20 1977STATE OF OREGON, County of Klamath

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:

Notary Public for Oregon
My commission expires: 4/24/81

W. E. Hantzmon and Rose H. Hantzmon

GRANTOR'S NAME AND ADDRESS

Oscar E. and Joan Cleveland

GRANTOR'S NAME AND ADDRESS

Klamath First
540 Main

NAME, ADDRESS, ZIP

Oscar Cleveland
3941 Rock Ave

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record, on the 20 day of August, 1977, at 5:00 o'clock P.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.

Recording Officer

By

Deputy

14179

Continued from front of Deed:

SUBJECT, HOWEVER, TO THE FOLLOWING:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way, and easements of the South Suburban Sanitary District.
3. Easement for irrigation ditch, for the use of adjoining property owners, contained in Deed recorded March 4, 1927, in Book 74 at page 387, Deed Records.
4. An easement created by instrument, including the terms and provisions thereof recorded July 10, 1940, in Book 130 at page 347 in favor of California Oregon Power Company, a corporation for a water pipe line.
5. Reservations and restrictions contained in Deed from T.I. McEnerny and Thelma McEnerny to William A. Tiller and Edythe Tiller, recorded August 22, 1941 in Book 140 at page 464, Deed Records.

STATE OF OREGON; COUNTY OF KLAMATH; EL

Filed for record at request of TRANSAMERICA TITLE INS. CO.
this 5th day of AUGUST A. D. 1977 at 4:07 o'clock P.M., and
duly recorded in Vol. M77, of DEEDS on Page 14178

FEE \$ 6.00

Wm D. MILNE, County Clerk

[Signature]