

1967

34637

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KNOW ALL MEN BY THESE PRESENTS, That Modoc Corporation

for the consideration hereinafter stated to the grantor paid by Robert M. Hotchkiss and Luverna A. Hotchkiss, hereinafter called the grantor, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath State of Oregon, described as follows, to-wit:

All that portion of Tract 29 of KIELSMEIR ACRE TRACTS, more particularly described as follows: Beginning at the Southwest corner of said Tract 29; thence North along the West line of said Tract, a distance of 77 feet; thence East a distance of (for continuation of this legal description see reverse side of this deed)

Grantee assumes and agrees to pay the present existing Mortgage, including the terms and provisions thereof dated August 5, 1958 and recorded August 6, 1958 to the First National Bank of Oregon, the unpaid principal balance of which is \$6,520.74.

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record and those apparent upon the land, if any, as of the date of this deed;

and that grantor will warrant and forever defend the above granted 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 \$10,500.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 30th day of June, 1970; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

MODOC CORPORATION

By:

STATE OF OREGON, County of Klamath

June 30, 1970

Personally appeared, Harold Greenwood and Mary Eldena Greenwood, 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 Modoc 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: Florence M. Connelley, Notary Public for Oregon, My commission expires June 10, 1971.

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of } ss.

June 30, 1970

Personally appeared the above named

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

NOTE: The contents between the symbols @. If not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

Mr. & Mrs. Robt. Hotchkiss
2615 Kane St.
City
take to same

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON,

County of } ss.

I certify that the within instrument was received for record on the day of , 1970,

at o'clock M., and recorded in book on page

Record of Deeds of said County.

Witness my hand and seal of County affixed.

Title.

By: Deputy

15627

174.5 feet; thence South along the West line of that certain tract of land deeded by Elmer C. Tripp, et ux, to Lloyd J. Goble, et ux, South line of said Tract 29; a distance of 77 feet to the distance of 174.5 feet, more or less, to the point of beginning. Subject, however, to the following:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. Reservations, including the terms and provisions thereof, as set forth in deed from P. F. Kielsmeier, et ux, to Ray C. Cooper, et ux, recorded in Book 89 at page 156, deed records of Klamath County, Oregon as follows: "The grantors, their heirs and assigns, reserve the right to take irrigation water along or across said lands, but water to be taken at highest point on land or where present ditches run."
4. Reservations, including the terms and provisions thereof, as set forth, in deed from Ray C. Cooper, et ux, to Benjamin A. Dahleim, et ux, recorded in Book 159 at page 33, Deed Records of Klamath County, Oregon, as follows: "... and subject to right of grantors to convey irrigations water across above described premises to lands of grantors in said Tract 29".

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of O. W. GOAKLEY ATTY

this 21th day of AUGUST A. D. 1927 at 3:06 o'clock P.M. and

duly recorded in Vol. 177, of DEEDS on page 15626

FEE \$ 6.00

W. D. MILNE, County Clerk
By *Hazel [Signature]*

Aug 24 1927

Rel. O. W. Goakley
Per Milne

STATE OF OREGON; COUNTY OF KLAMATH;
I hereby certify that the within
of AUGUST A. D. 1927 at
of GEN. POWER ATTY
FEE \$ 3.00