

Warranty Deed

Vol. 77 Page 200

This Indenture Witnesseth, That WILLIAM G. PINTO, JR. and

NANCY L. PINTO, husband and wife,

herein called "grantors," in consideration of FORTY THOUSAND AND NO/100 ----- Dollars to them paid, ha. ve bargained and sold and by these presents do. grant, bargain, sell and convey to

WM. B. THOMAS and VIRGINIA C. THOMAS, husband and wife, herein called "grantees," their heirs and assigns forever, the following-described premises, situated in Klamath County, State of Oregon :

That portion of Government Lot 8 lying East of Lost River and West of the Great Northern Railroad in Section 34, Township 40 S., R. 10 E.W.M. SUBJECT TO: (1) Rights of the public in and to any portion of said premises lying within the limits of roads and highways. (2) Easement created by instrument, including the terms and provisions thereof, dated April 27, 1910, recorded May 21, 1910, in Book 29, Page 213, in favor of United States of America for irrigation and drainage purposes. (3) Easement created by instrument, including the terms and provisions thereof, dated October 6, 1942, recorded January 9, 1943, in Book 152, Page 255, in favor of California Oregon Power Company for electric transmission line. (4) Easement created by instrument, including the terms and provisions thereof, dated June 13, 1931, recorded July 13, 1931, in Book 95, Page 542, in favor of Great Northern Railway Company for railroad right of way.

TOGETHER WITH a perpetual easement for the joint use of an existing 60-foot roadway along the W. side of the SW1/4 and NW1/4, Section 26, Township 40 S., R. 10 E.W.M. extending from the above-described land N. to the County Road, as such roadway is described in that certain deed to V. C. Rexford recorded in Volume 114, Page 317, Deed Records of Klamath County, Oregon. Grantees shall have the right to do all things reasonably necessary in maintaining, replacing and using said roadway. The foregoing easement is deemed to benefit and to run with the real property hereinabove described,

together with all tenements, hereditaments and appurtenances hereunto belonging or appertaining, and all estate, right, title and interest in and to the same.

TO HAVE AND TO HOLD said premises unto grantees, their heirs and assigns forever. Said grantors do. covenant to and with said grantees, their heirs and assigns, that they are the owner.s of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as stated above; and that they and their heirs and representatives will warrant and defend the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$40,000.00.

IN WITNESS WHEREOF, We have hereunto set our hands this

30th day of May, 1975.

William G. Pinto Jr.
Nancy L. Pinto

H. F. SMITH
Attorney at Law
538 Main Street
Klamath Falls, Oregon 97601

SEND TAX STATEMENTS TO:
WM. B. and VIRGINIA C. THOMAS
2425 Pine Grove Road
Klamath Falls, Oregon 97601

STATE OF OREGON } ss. May 30, 1975.
County of KLAMATH }

Personally appeared the above-named WILLIAM G. PINTO, JR. and
NANCY L. PINTO, husband and wife,
known to me to be the identical persons described as grantors in the within Deed, and
acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Marlene T. Addington
Notary Public for Oregon
My commission expires 3-21-77

Marlene T. Addington
NOTARY PUBLIC FOR OREGON
My commission expires 3-21-77

STATE OF OREGON } ss. _____, 19____
County of KLAMATH }

Personally appeared
who, being first duly sworn, did say that he the
of
and that the foregoing Deed was signed in behalf of said corporation by authority of its
Board of Directors; and he acknowledged said Deed to be its voluntary act and deed.

Before me:

NOTARY PUBLIC FOR OREGON
My commission expires _____

State of Oregon, } ss.
County of Klamath }

I hereby certify that the within instrument was
received and filed for record on the 14th
day of November, 1977, at 8:46
o'clock A.M. and recorded on Page 21891
in Book M77 Records of Deeds
of said County.

WM. D. MILNE, County Clerk

By Kenneth H. Letts Deputy

Fee \$6.00

Warranty Deed

From

To

Return to:

MTD