

3993.4

WARRANTY DEED

38-13435

A parcel of land situated in the SW $\frac{1}{4}$, Section 12, Township 38 S., R. 8 E.W.M. more particularly described as follows: Beginning at a 5/8" iron pin on the North line of the SW $\frac{1}{4}$, said Section 12, from which the center $\frac{1}{4}$ corner of said Section 12 bears S. 89°47'18" E. 647.91 feet; thence from said point of beginning N. 89°47'18" W., along the North line of said SW $\frac{1}{4}$, 1005.62 feet to a 5/8" iron pin; thence S. 17°24'13" E. 454.27 feet to a 5/8" iron pin; thence S. 89°42'28" E. 1006.07 feet to a 5/8" iron pin; thence N. 17°24'13" W. 455.76 feet to the point of beginning. SUBJECT TO: (1) Agreement, including the terms and provisions thereof, from Rex E. Bord to California Oregon Power Company, a California corporation, recorded July 31, 1934, in Volume 103, Page 328, Deed Records of Klamath County, Oregon. (2) Easement created by easement, including the terms and provisions thereof, recorded August 1, 1961, in Book 331, Page 343, in favor of The California Oregon Power Company, a California corporation, for electric transmission line.

To Have and to Hold the

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 stated herein,

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 \$40,000.00

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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 1st day of December, 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.

order of its board of directors.

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,)
County of KLAMATH) ss
Dec 1, 19 77.

Personally appeared the above named GILBERT L. MOREY and EVA L. MOREY, husband and wife,

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

Before me: Herman F. Smith

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

GILBERT L. MOREY and EVA L. MOREY
Route 3, Box 1401
Sunset Beach, Klamath Falls, Oregon

OLIVER R. SPIRES II and DIANNE E. SPIRES, 2030 Fremont Street
Klamath Falls, Oregon 97601

After recording, return to

H.F. SMITH
Attorney at Law
640 Main Street
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP
OLIVER R. SPIRES II and DIANNE E.
SPIRES, 2030 Fremont Street
Klamath Falls, Oregon 97601

STATE OF OREGON, County of _____) ss.
_____, 19____.

Personally appeared and
..... who, being duly sworn,
for himself and not one for the other, did say that the former is the
president and that the latter is the
secretary of

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:

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of _____
I certify that the within instru-
ment 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

23508

(EXCEPTIONS CONTINUED FROM FRONTSIDE)

(3) Easement created by instrument, including the terms and provisions thereof, recorded June 13, 1977, in Book M-77, Page 10282, in favor of James W. Kerns and Dorothy C. Kerns, husband and wife, and Gerald E. Johnson and Jean A. Johnson, husband and wife, for access road and utility lines.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Subscribed and sworn to before me this 11th day of
this 5th day of DECEMBER, A.D. 1977, at 12:00 PM, and
fully recorded in Vol. 177, of DEEDS, on Page 23507

FEE \$ 6.00

W. D. MILLER, County Clerk

B. *Hazel Hazel*