

40165

WARRANTY DEED

Vol. 11 Page 23811

KNOW ALL MEN BY THESE PRESENTS, That Ruby L. Kiger

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Larry D. Redden and Cynthia L. Redden, 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: Beginning at the Northwest corner of Lot 1, Section 20, Township 40 South, Range 10 East of the Willamette Meridian; thence Easterly along the Northerly line of said Lot 1, 325 feet to a point; thence Southerly parallel with the Westerly line of said Lot 1, 400 feet to a point; thence Westerly parallel with the Northerly line of said Lot 1, 325 feet to a point on the Westerly line of said Lot 1; thence Northerly along the Westerly line of said Lot 1, 400 feet 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 Klamath Irrigation District.
2. Right of Way to California-Oregon Power Company, a California corporation, dated February 5, 1927, recorded February 21, 1927 in Deed Volume 75 at page 216.
3. Right of way, including the terms and provisions thereof, granted to Pacific Power & Light Company by instrument recorded October 5, 1964 in Deed Volume 356 at page 482.

(for continuation of this deed see reverse side)

(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 noted of record as of the date of this deed and those apparent upon the land, 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 \$16,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).~~ (The sentence between the symbols ^①, 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 9 day of April, 1975; 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.

Ruby L. Kiger
Ruby L. Kiger

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

April 9, 1975

ss.

Personally appeared the above named Ruby L. Kiger,

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 8-12-77

STATE OF OREGON, County of

19

ss.

Personally appeared

and

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

7/4

NAME, ADDRESS, ZIP

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

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

23812

4. Reservations and restrictions, including the terms and provisions thereof, right of way, easement recorded January 13, 1966 in M-66 at page 413, and re-recorded February 14, 1966 in M-66 at page 1252 for electric transmission and distribution lines and all necessary or desirable appurtenances.

STATE OF OREGON: COUNTY OF KLAMATH; ss.

I, Wm. D. MILNE, County Clerk, do hereby certify that

the foregoing is a true and correct copy of the original as the same was filed for record in my office on the 12th day of

July recorded in Vol. 1177, of 1111111111 on Page 111111

1966 at 11:00

Wm. D. MILNE, County Clerk

By *Harold L. May*