

1-1-74

42814

WARRANTY DEED

Vol. ^m 78 Page 2378

KNOW ALL MEN BY THESE PRESENTS, That ALBERNI DEVELOPMENT CO., a partnership

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BEN CULET

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:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO:

1. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last ten or lesser number of years in which the farm use assessment was in effect for the land and in addition thereto a penalty may be levied if notice of disqualification is not timely given.
2. Rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads or highways.
3. Mortgage, including the terms and provisions thereof, dated February 25, 1977 and***
(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

***recorded March 31, 1977, in Book M77 at page 5385, Microfilm Records of Klamath County, Oregon, in favor of Forney W. Scronce, which Mortgage Grantor herein holds Grantee herein and that harmless therefrom and Grantee herein does not assume and agree to pay 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 \$ 60,000.00

⊙However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 3rd day of January, 1978; 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.

ALBERNI DEVELOPMENT CO., a partnership

By: Robert C. Johnson
Partner(If executed by a corporation,
affix corporate seal)

STATE OF OREGON, }
County of Klamath } ss.
January 3, 1978.

Personally appeared the above named
Robert C. Johnson, a partner of
Alberni Development Company,
and acknowledged the foregoing instru-
ment to be his voluntary act and deed.

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 7/19/78

STATE OF OREGON, County of) ss.
January 3, 1978.

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 be-
half 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)

Alberni Development Co.

GRANTOR'S NAME AND ADDRESS

Culet

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ben Culet

P.O. Box 1082

Oroville, California 95965

NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of) ss.

I certify that the within instru-
ment was received for record on the
day of , 1978,at o'clock M., and recorded
in book on page or as
file/roll number

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Recording Officer

By Deputy

2379

DESCRIPTION
EXHIBIT "A"

In Township 40 South, Range 11 East, Willamette Meridian, Klamath County, Oregon.

In Section 20: The East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$

In Section 21: The West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$

In Section 28: That portion of the NW $\frac{1}{4}$ of said Section described as being at a point in the Section line marking the boundary between Sections 28 and 29, from which the Section corner common to Section 20, 21, 28 and 29 bears North 664.3 feet distant, and running thence North 664.3 feet to said Section corner, thence Easterly along the North line marking the boundary between said Section 21 and 29, 1310.5 feet, more or less, to the Northeasterly corner of said NW $\frac{1}{4}$ of said Section 28, thence South 63° 56' West 1456.6 feet, more or less to said point of beginning.

In Section 29: All that portion of the NE $\frac{1}{4}$ of said section lying Northerly of the County Road.

RESERVING THEREFROM, a right of way for road and utility purposes 60 feet in width along the West line of the above described property in Sections 20 and 29.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~at request of~~ _____

this 8th day of February A. D. 1978 at 3:27 o'clock P M., and

fully recorded in Vol. M78, of Deeds on Page 2378

Wm D. MILNE, County Clerk

By Bernetha J. Letch

Fee \$6.00