

1-3-74

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WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That HENRY BYERS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD M. MACBETH and KRISTINA L. MACBETH, 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:

SEE LEGAL ATTACHED AS "EXHIBIT A" AND THEREISO MADE A PART OF THIS DOCUMENT

SUBJECT TO:

1. Right of the public in and to any portion lying within the limits of streets, roads or highways.
2. Specially assessed as Farm Use Land.
3. Mortgage, recorded March 31, 1977, Volume M77, page 5383, Micro. Rec. of K.C.O. *
4. A right of way created by instrument recorded September 16, 1966, Mic. Rec. of K.C.O.
5. Option to purchase a right of way, conveyed by instrument recorded August 8, 1975, Volume M75, page 9275, Microfilm Records of K.C.O.
6. Memorandum of Contract recorded December 30, 1977, Volume M77, page 25118, Micro. Rec. of K.C.O., pertaining to right of way.

* pertaining to right of way on parcel 2.

(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

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 \$34,500.00. 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 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 1st day of March, 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.

Henry Byers

(If executed by a corporation, affix corporate seal)

Province of British Columbia
STATE OF OREGON

County of *Namavio* ss.
March 10, 1978

Personally appeared the above named
Henry Byers

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

Before me:

[Signature]

(OFFICIAL SEAL)

Notary Public for Oregon

A Notary Public in and for the Province of British Columbia

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

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 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:

Richard M. & Kristina L. MacBeth
P.O. Box 1916
Klamath Falls, OR 97601

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 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.

SPACE RESERVED FOR RECORDER'S USE

By _____ Recording Officer
Deputy

DESCRIPTION

Parcel 1:

The West $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 16 and the East $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 17, Township 40 South, Range 11 East, Willamette Meridian, Klamath County, Oregon.

Parcel 2:

TOGETHER WITH a right of way for road and utility purposes beginning at the intersection of the North extension of Dodds Hollow Road, a County Road, over the West 60 feet of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 29; over the West 60 feet of the East $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 20; over the West 60 feet of the East $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 20.

RESERVING THEREFROM a right of way for road and utility purposes over the West 60 feet of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 17 to the intersection of an existing road.

ALSO RESERVING THEREFROM a right of way for road and utility purposes 30 feet on each side of the centerline of a existing road that runs Northeasterly and Southeasterly through the subject property for the benefit of Sections 8, 9, 16, 17 and 21.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record at request of Mountain Title Co.

this 16th day of March A. D. 1978 at 3:58 clock P. M., and

fully recorded in Vol. 178, of Deeds on Page 5128

Wm. D. MILNE, County Clerk

By Bernhard H. Felsch

Fee \$6.00