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38-11009

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WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That NELLIE L. CRIM

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
WINEMA PENINSULA, INC.

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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 9 and 12, S $\frac{1}{2}$ of Lot 2, and that portion of Lots 8, 13 and 18
described as follows:

Beginning at a point where the South boundary of Lot 18 intersects
the West bank of Williamson River and running thence West 4.30 chains;
thence North 30 chains to a point of intersection with the North
boundary of Lot 8; thence East 10 chains to the Northeast corner of
said Lot 8; thence South 12 chains to Williamson River; thence South
and West along the bank of Williamson River to the place of beginning,
and the North portion of Lot 2, which is more particularly described
as follows:

Beginning at the corner to fractional Sections 19 and 30, on the
(continued on reverse side of deed)

(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 \$ 22,000.00

However, 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 9 day of July, 1976;
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.

(If executed by a corporation,
affix corporate seal)

Nellie L. Crim

STATE OF OREGON)
County of)
July 12, 1976

Personally appeared the above named
Nellie L. Crim

and acknowledged the foregoing instru-
ment to be her voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for XXXX

My commission expires: 10-18-77

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 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:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

Nellie L. Crim
41 North Main Street
Miami, Oklahoma 74354
GRANTOR'S NAME AND ADDRESS
Winema Peninsula, Inc.
P.O. Box 384
Chiloquin, Oregon 97624
GRANTEE'S NAME AND ADDRESS

After recording return to:

Winema Peninsula
P.O. Box 384
Chiloquin, OR 97624
NAME, ADDRESS, ZIP

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

Winema Peninsula
see above
NAME, ADDRESS, ZIP

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

Description Continued:

right bank of Williamson River; thence West 19.37 chains to the sixteenth corner to the NE $\frac{1}{4}$, Sec. 30; thence South 5.0 chains; thence East 17.75 chains to a point on the right bank of Williamson River; thence Northeasterly along right bank of Williamson River to the point of beginning, being the North portion of Lot 2, all of the above being in Section 30, Township 35 South, Range 7 East of the Willamette Meridian.

SUBJECT TO:

1. Rights of the public and of governmental bodies in that portion of the above described property lying below the high water mark of Williamson River and the ownership of the State of Oregon in that portion lying below the high water mark thereof.
2. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
3. Reservations, including the terms and provisions thereof, as set forth in Deed recorded December 28, 1958 in Book 308 at page 39, Deed Records, reserving a right of way for ditches or canals constructed by the authority of the United States.
4. Reservations, including the terms and provisions thereof, as set forth in Land Status Report, recorded December 22, 1958 in Book 308 at page 42, as follows: "...and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 17th day of March A. D. 19 78 at 11:12 clock AM., and

truly recorded in Vol. M78, of Deeds on Page 5151

Wm D. MILNE, County Clerk

By Bernetha H. Helich

Fee \$6.00