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WARRANTY DEED

Vol. 18 Page 5640

KNOW ALL MEN BY THESE PRESENTS, That HENLEY LAND CO., INC., an Oregon Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES M. EVANS AND TRUDI D. EVANS, 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:

Lot 25, Block 1, Tract No. 1085, COUNTRY GREEN, in the County of Klamath, State of Oregon. SUBJECT TO: 1. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District. NOTE: Country Green to be serviced by South Suburban Sanitary District until East Suburban Sanitary District is in operation as disclosed by Agreement recorded May 14, 1974 in Book M-74 at page 5999, Microfilm Records. 2. An easement created by instrument, including the terms and provisions thereof, Dated March 3, 1932, Recorded March 18, 1932 in Book 97, Page 155 In Favor Of The California Oregon Power Company, a California Corporation, For Right of way for power and telephone lines 10 feet over the NE 1/4 of said Section 13. 3. Agreement, including the terms and provisions thereof, between Oregon Water Corporation and Henley Land Co., Inc. dated April 10, 1974, recorded May 2, 1974 in Book M-74 at page 5514, Microfilm Records. "There will be a \$51.00 connection fee for water." 4. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, Recorded July 30, 1974 in Book M-74 on Page 9272, Amended June 30, 1975 in Book M-75 on Page 7360. 5. Restrictions, but omitting restrictions, (cont.)

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 shown above

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 \$5,500.00

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 23rd 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.

(If executed by a corporation, affix corporate seal)

HENLEY LAND CO., INC.

By: Wm. T. McGaughey
Attorney in Fact

FORM No. 159 - ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath

ss.

On this the 23rd day of March, 1978

Wm. T. McGaughey

personally appeared

who, being duly sworn (or affirmed), did say that he is the attorney in fact for Henley Land Co., Inc. and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

(Official Seal)

Before me:

Matthew L. Lohr
(Signature)

Commission expires 7-21-81

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

HENLEY LAND CO., INC.

GRANTOR'S NAME AND ADDRESS

JAMES M. AND TRUDI D. EVANS

GRANTEE'S NAME AND ADDRESS

After recording return to:

James M. Evans
7102 Ruth Court
K Falls

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

ALL INFORMATION

IN RELAYS. BY SIGHT.

Wth D. MILNE, Count
By Bernetha H. Hirsch

[illegible]

March 1987

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REPORT OF THE
COMMISSIONER OF THE GENERAL LAND OFFICE

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~~STATE OF OREGON~~

~~(County of)~~

~~I certify that the within instrument was received for filing on the _____ day of _____, 19____.~~

~~Attest:~~

~~In Testimony Whereof my hand and seal are hereunto set at _____ City of Oregon, this _____ day of _____, 19____.~~

~~Clerk of Court~~

~~Notary Public~~

~~Witness my hand and seal at _____ City of Oregon, this _____ day of _____, 19____.~~

~~Notary Public~~