

46743

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That ESTER VIZDAL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PHILIP D. HICKMAN and MARYANNE B. HICKMAN, husband and wife, hereinafter called the grantees, 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 THERETO MADE A PART OF THIS DOCUMENT.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Specially assessed as Farm Use Land.
3. Mortgage, recorded March 31, 1977 in Volume M77, page 5385, pertaining to right of way on parcel 2.
4. Right of Way, recorded September 16, 1966 in Volume M66, page 9216.
5. Option to purchase a right of way, recorded August 8, 1975 in Volume M75, page 9275.
6. Memorandum of Contract, recorded December 30, 1977 in Volume M77, page 25118.

(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 those as set forth above and those apparent upon the land

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 \$ 28,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 7 day of April, 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)

PROVINCE OF BRITISH COLUMBIA

STATE OF OREGON

County of VICTORIA ss. 7 APRIL, 1978

Personally appeared the above named

ESTER VIZDAL

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

Before me:

OFFICIAL SEAL

Notary Public for Oregon

My commission expires 22 FEBRUARY

STATE OF OREGON, County of \_\_\_\_\_ ss.

Personally appeared \_\_\_\_\_, 19\_\_\_\_.

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

Mr. & Mrs. Philip D. Hickman  
P. O. Box 3375  
Hayward, CA 94540

NAME, ADDRESS, ZIP

If 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 \_\_\_\_\_, 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.

Recording Officer

By \_\_\_\_\_ Deputy

SPACE RESERVED FOR RECORDER'S USE

## DESCRIPTION

## PARCEL 1:

The Southeast quarter of Section 8, Township 40 South, Range 11 East, Willamette Meridian, Klamath County, Oregon.

RESERVING THEREFROM a right of way for road and utility purposes 30 feet on each side of the centerline of the existing road running Northwesterly through the West half of the subject property for the benefit of property in Section 7 and West half of Section 8.

## PARCEL 2:

TOGETHER WITH a right of way for ingress, egress, road and utility purposes, beginning at the North extension of Dodds Hollow Road and over the West 60 feet of NE  $\frac{1}{4}$  of Section 29; over the West 60 feet of the East  $\frac{1}{2}$  of East  $\frac{1}{2}$  of Section 20; over the West 60 feet of the East  $\frac{1}{2}$  of Southeast quarter of Section 17 to the intersection of an existing road.

ALSO TOGETHER WITH a right of way for ingress, egress, road and utility purposes over that existing road that runs Northerly and Northwesterly through the East  $\frac{1}{2}$  of Southeast quarter and the Northeast quarter of Section 17.

ALSO TOGETHER WITH a right of way for ingress, egress, road and utility purposes over that existing road that runs Northeasterly through the Northeast quarter of Section 17; through the NW  $\frac{1}{4}$  of Section 16 to the South line of Section 9.

ALSO TOGETHER WITH a right of way for road and utility purposes over the South 60 feet of Section 9, beginning at the Southwest corner of Section 9 and thence running East along said South line to the intersection of an existing road, for the benefit of the subject property.

STATE OF OREGON; COUNTY OF KLAMATH; EL

Filed for record at request of Mountain Title Co.  
 on 24th day of April A. D. 1978 at 12:00 o'clock P.M., and  
 duly recorded in Vol. M78 of Deeds on Page 7934

W. D. MILNE, County Clerk

Fee \$6.00

*Berntha A. Litch*