

WARRANTY DEED ALL MEN BY THESE PRESENTS, That Jess W. Henryes and Rose M. Henryes, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by James S. Pardee, Jr. and Debra M. Pardee, husband and wife, hereinafter called the grantees, does

hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

That portion of Government Lot 15 of Section 8, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying westerly of State Highway No. 62, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Subject, however, to the following:

1. The rights of the public in and to that portion of the premises herein described lying with the limits of State Highway No. 62.
2. Reservations and restrictions as contained in the deed from United States of America recorded September 5, 1957, in Volume 294, page 219, Deed Records of Klamath County, Oregon, as follows:

"There is reserved a right of way to the Klamath County Court, Klamath County Oregon, for Williamson River Market Road, and a triangular piece of land 15 feet by 60 feet for Stockpile site, approved by John E. Edwards, Assistant Secretary of the Interior, on June 24, 1925, pursuant to the provisions of the Act of March 3, (for continuation of this description see reverse side of this deed)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their 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 \$15,500.00. 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 ©, 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 16th day of June, 19 76; 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)

STATE OF OREGON, CALIF.

County of Yamhill, 19 76
June 23

Personally appeared the above named
Jess W. Henryes and Rose M. Henryes, husband and wife
 and acknowledged the foregoing instrument as their voluntary act and deed.

Before me: Grace M. Muller
 Notary Public for Oregon, CALIF.
 My commission expires 12-31-78

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Mountain Title Company
1001 1/2 St. SE
Ashland, OR 97520
 NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, County of Yamhill, 19 76
 Personally appeared Jess W. Henryes and Rose M. Henryes 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 Mountain Title Company, 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: Grace M. Muller
 Notary Public for Oregon
 My commission expires: 12-31-78

STATE OF OREGON, County of Yamhill, 19 76

I certify that the within instrument was received for record on the 23rd day of June, 19 76, at 10:00 o'clock A.M., and recorded in book 1228 on page 1228 or as file/reel number 1228.
 Record of Deeds of said county.
 Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

By Grace M. Muller Recording Officer
 Deputy

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1901 (31 Stat. L. 1058-1084) and Departmental regulations thereunder.

This is also reserved a right of way to Oregon State Highway Commission for Oregon State Highway No. 97 (now State Highway No. 62) approved by Oscar L. Chapman, Assistant Secretary of the Interior, on October 22, 1938, pursuant to the provisions of the Act of March 3, 1901 (31 Stat. L. 1084) and Departmental regulations thereunder.

Title to the above-described property is conveyed subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and any other easements or rights of way of record.

All Subsurface rights, except water, are hereby reserved, in trust, for the heirs of Millie Thillate, deceased Klamath allottee No. 648.

STATE OF OREGON; COUNTY OF KLAMATH;

for record at request of Mountain Title Co.

25th day of May A D 1978 at 10:08 o'clock A M., and

duly recorded in Vol. M78, of Deeds on Page 11059

W. D. MILNE, County Clerk

By *Barbara H. Leach*

Fee \$6.00

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