

MOUNTAIN TITLE COMPANY

49269

6501-B
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That BEN CULET

Vol. 18 Page 11573

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GREG A. EDWARDS, 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:

In Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

In Section 20: the North $\frac{1}{2}$ of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$.

In Section 21: the North $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$.

RESERVING THEREFROM, a right of way for road and utility purposes 60 feet in width along the West line of the above described property in Sections 20 and 29.

SUBJECT TO:

1. The premises herein described have been specially assessed as Farm Use Land.
 2. Mortgage, recorded March 31, 1977 in Volume M77, page 5385, which grantee herein does not agree to assume and pay.
 3. Mortgage, recorded February 8, 1978 in Volume M78, page 2380, which grantee herein does not agree to assume and pay.
- 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 of record and apparent upon the land

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 \$48,000.00. 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 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 apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 26th day of May, 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)

CALIFORNIA
STATE OF OREGON

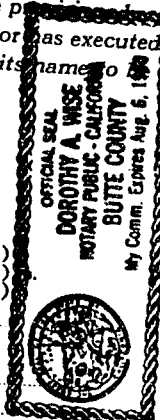
County of BUTTE
May 26, 1978

Personally appeared the above named

Ben Culet

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

Before me:
(OFFICIAL SEAL) Dorothy A. Wise
Notary Public for Oregon
My commission expires: 8/6/80



STATE OF OREGON, County of

Personally appeared

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

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:

Greg A. Edwards
1360 Myers St.
Oroville, CA 95965

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 Klamath

I certify that the within instrument was received for record on the 31st day of May, 1978, at 2:46 o'clock P. M., and recorded in book M78 on page 11573 or as file/reel number 49269.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Wm. D. Milne
By Permethal J. Smith Recording Officer
Deputy

Fee \$3.00

MOUNTAIN TITLE COMPANY