

49655  
66131

WARRANTY DEED

ST. JOHN'S LAW PUBLISHING CO., PORTLAND, OR. 97204

Vol. 78 Page 12135

KNOW ALL MEN BY THESE PRESENTS, That QUENTIN D. STEELE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GARY RANDALL and NANCY RANDALL, 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:

Northeast one-quarter (¼) of Section 35, Township 39 South, Range 12, East Willamette Meridian, Klamath County Oregon, EXCEPTING that portion thereof conveyed to the United States of America by Deed recorded in Volume 69 on page 555, records of Klamath County Oregon.

SUBJECT TO: All contracts and agreements with the United States of America and the Langell Valley Irrigation District, relative to irrigation and/or drainage and any rights of way for ditches or canals and laterals heretofore conveyed or used in connection therewith; the assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. If the land has become or becomes disqualified for the special assessment under the statute, an additional tax may be levied for the years since October 5, 1968, in which the land was subject to the special land use assessment; acreage and use limitations under provisions of the United States Statutes and regulations issued

(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

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 \$ 220,000.00

~~THE WHOLE CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 220,000.00~~

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 15th day of December, 1977; 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,

County of KLAMATH

12-15, 1977

Personally appeared the above named

QUENTIN D. STEELE

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

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires: 8-5-79

STATE OF OREGON, County of

19

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

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)

QUENTIN D. STEELE

Route 1, Box 63

Bonanza, Oregon 97623

GRANTOR'S NAME AND ADDRESS

GARY and NANCY RANDALL

East Langell Valley

Bonanza, Oregon 97623

GRANTEE'S NAME AND ADDRESS

After recording return to:

GARY and NANCY RANDALL

East Langell Valley

Bonanza, Oregon 97623

NAME, ADDRESS, ZIP

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

U.S. Department of Veterans Affairs

1225 Ferry Street S.W.

Salem, Oregon 97301

NAME, ADDRESS, ZIP

STATE OF OREGON,

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/roll number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By

Recording Officer  
Deputy

thereunder; liens and assessments of the Klamath Project and Langell Valley Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith; any unpaid charges or assessments of Langell Valley Irrigation District; rights of the public in and to any portion of the herein described property lying within the boundaries of public roads or highways; transmission line easement, including the terms and provisions thereof, given by Obie H. Newton, a single man, to the California Oregon Power Company, a California corporation, dated October 3, 1940, recorded January 7, 1941, in Deed Volume 134, page 369, records of Klamath County, Oregon; transmission line easement, including the terms and provisions thereof, given by L. L. Crawford and Ethel Crawford, husband and wife, to the California Oregon Power Company, a California corporation, dated September 21, 1948, recorded September 29, 1948, in Deed Volume 225, page 297, records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of \_\_\_\_\_

the 7th day of June A. D. 19 78 at 3:18 clock P.M., on

fully recorded in Vol. M78, of Deeds on Page 12135

W. D. MILNE, County Clerk.

By Deborah H. Helock

Fee \$6.00