

A-24288

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WARRANTY DEED

Vol. 711 Page 12445

KNOW ALL MEN BY THESE PRESENTS, That C. W. FLETCHER and DORIS M. FLETCHER, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JACK L. JONES

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 5D in Block 11 KLAMATH FOREST ESTATES SYCAN UNIT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Reservations and restrictions contained in deed from United States of America to Edward I. Mitchell, et al., dated July 13, 1959, recorded July 20, 1959, in Deed Volume 314 page 291, records of Klamath County, Oregon, as follows: "Title to the above described property is conveyed subject to a 60-foot right of way for Indian Service Road No. S-61, approved by M. M. Zollar, Superintendent, Klamath Indian Agency, Klamath Agency, Oregon, on February 27, 1959, pursuant to the provisions of the Act of Congress dated February 5, 1948, (62 Stat. 18; U.S.C. 323-328); Public Law 587, dated August 13, 1954 (68 Stat. 718) and as amended by the Act of August 23, 1958, (P.L. 85731); and Departmental Regulations (25 C.F.R. 161, 22 FR 248), and subject to any prior valid existing right or adverse claim; (continued on reverse)

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 hereinbefore stated,

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 \$2,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 15th 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)

Missouri

STATE OF MISSOURI

County of Jackson

15 May 1978

Personally appeared, the above named C. W. Fletcher and Doris M. Fletcher

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

Before me, Cheryl B. Macey, Notary Public for Oregon, My commission expires:

C. W. Fletcher

Doris M. Fletcher

STATE OF OREGON, County of Jackson

15 May 1978

Personally appeared C. W. Fletcher and Doris M. Fletcher, 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:

C. W. Fletcher, etux
11241 Calico Drive
Kansas City, MO 65137

GRANTOR'S NAME AND ADDRESS

Jack L. Jones
60250 Tumalo Circle
Bend, OR 97701

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jones

NAME, ADDRESS, ZIP

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

Jack L. Jones
60250 Tumalo Circle
Bend, OR 97701

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/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By

Recording Officer

Deputy

(continued from reverse side hereof)
and subject also to the logging railroad right of way of the Weyerhaeuser Timber Company approved September 6, 1940 by the Assistant Secretary of the Interior as a revocable permit under the general supervisory authority over Indian Affairs conferred upon the Secretary of the Interior by Section 463 Revised Statutes (25 U.S.C. 2), subject to the conditions of the Indian Office recommendation approved September 6, 1940 and the stipulations mentioned therein (I.O. 58034-39-371) "Title to the above described property is conveyed subject to all other existing easements for public roads and highways, for public utilities and for railroads and pipe lines and for any other easements or rights of way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate and improve the same so long as needed or used for or by the United States. (Dept. Instr., January 13, 1916, 44 L.D. 513)."

2. Reservations and restrictions contained in deed from Klamath Lumber & Box Co., Inc., an Oregon corporation, to Herbert E. Edwards, dated November 12, 1962, recorded November 23, 1962, in Deed Volume 344 page 478, records of Klamath County, Oregon, as follows: "Excepting and reserving therefrom unto the grantor, its successors and assigns, forever 50% of all mineral rights."

3. Reservations and restrictions contained in the dedication of Klamath Falls Forest Estates Sycan Unit as follows: "...said plat being subject to a 50-foot easement indicated on the annexed plat for future public roads and utilities and to all easements and reservations of record."

* * * * *

STATE OF OREGON; COUNTY OF KLAMATH; ss

Filed for record at request of Klamath County Title Co

this 12th day of June A. D. 1978 at 11:33 o'clock A.M., and

fully recorded in Vol. 1178, of Deeds on Page 2445

Wm D. MILNE, County Clerk

By Bernetha Ketch

Fee \$6.00