

51485

WARRANTY DEED

Vol. 778 Page 14870

KNOW ALL MEN BY THESE PRESENTS, That John D. Doster and Joyce R. Doster, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by T. A. Thomas and Associates

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: W1/2, NE1/4, SE1/4 Section 32, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and W1/2, E1/2, NE1/4, SE1/4 Section 32, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Subject, however, to the following: A right of way, created by instrument, including the terms and provisions thereof

Recorded: October 5, 1907 in Volume 23, page 205, Deed Records of Klamath County, Oregon and Recorded: January 11, 1909 in Volume 25, page 398, Deed Records of Klamath County, Oregon

In Favor Of: California Northeastern Railroad Company For: Construction and maintenance

2. An easement, created by instrument, including the terms and provisions thereof: Recorded: December 15, 1937 in Volume 113, page 376, Deed Records of Klamath County, Oregon

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 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 \$ 12,500.00

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 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 hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 26 day of July, 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 } ss.
July 26, 1977

John D. Doster
Joyce R. Doster
STATE OF OREGON, County of) ss.
1977

Personally appeared and

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:

(OFFICIAL SEAL)

Before me
Notary Public for Oregon
My commission expires: 2/14/81

Notary Public for Oregon
My commission expires:



Personally appeared the above named John D. Doster and Joyce R. Doster, husband and wife,

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

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

T. A. Thomas
Bentley Valley Ranch - US Highway 101 N.E.
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Name

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 1977,

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

Klamath County, Oregon

In Favor Of: The Pacific Telephone and Telegraph Company, a California Corporation

For: Poles and Anchors

Affects: No location disclosed

3. An easement, created by instrument, including the terms and provisions thereof:

Dated: May 18, 1951

Recorded: In Volume 247, page 686, Deed Records of Klamath County, Oregon

In Favor Of: The California Oregon Power Company, a California Corporation

For: Transmission and distribution lines - installation of guys and anchors

Affects: No location given

4. An easement, including the terms and provisions thereof, as disclosed by instrument recorded July 29, 1975 in Volume M75, page 8649 Microfilm

Records of Klamath County, Oregon, for ingress and egress.

5. Agreement, including the terms and provisions thereof, between Jack N.

Martin and Vanella La Von Martin, husband and wife, First Parties, and

John O. Stone, Jr. and Ursula Stone, husband and wife, Second Parties, and

recorded November 7, 1962 in Volume 341, page 291, Deed Records of

Klamath County, Oregon.

Grantors hereby grant to Grantee a 30' access easement on the north

boundary of W1/2, W1/2, SW1/4, SW1/4 of Section 33 and SE1/4, SE1/4,

Section 32, Township 30 South, Range 8 East of the Willamette Meridian,

Klamath County, Oregon.

100.003.51 2

STATE OF OREGON; COUNTY OF KLAMATH; ss.

filed for record at record of

11th day of July A.D. 1978 at 3:28 clock P.M., on

July recorded in Vol. M78, of Deeds on Page 14870

Wm D. MILNE, County Clerk

By: *Bernice A. Selch*

Fee \$6.00

STATE OF OREGON

County of Klamath

Recorded

1978

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