

M-15321-6

51701

WARRANTY DEED (INDIVIDUAL)

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15201

DORUS LEE BALL and RUTH S. BALL, husband and wife

TONY M. KLOBUCAR and CHRISTINE F. KLOBUCAR, husband and wife

of Klamath, State of Oregon, described as:

The W $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 32, Township 35 South, Range 13 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except See Attached Exhibit A

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 18,000.00 *

Dated this 29th day of June, 19 78

Dorus L. Ball

Ruth S. Ball

STATE OF OREGON, County of Sanders) ss.

On this 6th day of July, 19 78 personally appeared the above named Dorus Lee Ball and Ruth S. Ball, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Olivia D. Smith

Notary Public for Oregon Notary

My commission expires: 5-15-81

The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to: Tax Statement

Mr. & Mrs. Tony M. Klobucar
1823 LeRoy
Klamath Falls, Oregon
97601

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 _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By

Deputy

Exhibit A

Subject to:

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. Reservations in deed from United States of America to Klamath Lumber and Box Company, recorded September 14, 1956 in Book 286 at page 522, Deed Records, as follows: "All subsurface rights, except water, are hereby reserved, in trust, for the heirs of Fannie Chocktoot, deceased Klamath Allottee No. 307."
3. Reservations, including the terms and provisions thereof, as set forth in deed from Klamath Lumber and Box Co., Inc., to Earl J. Scherer, recorded February 8, 1963 in Book 343 at page 128, Deed Records, as follows: "Subject to all oil and mineral rights not heretofore reserved are reserved in Seller."
4. The interest of Ernestine Decker Matt to a 4/1008 interest in the subsurface rights, subject to dower right of Anita Hecocta Cook Decker in the Fannie Chocktoot Allotment No. 307, as disclosed by deed recorded November 20, 1964 in Book 357 at page 502, Deed Records.
5. The interest of Celia J. Helphrey, Administratrix of the Estate of Anita Hecocta Decker, deceased, to a 4/1008 interest in the subsurface rights, subject to dower right of Anita Hecocta Cook Decker in the Fannie Chocktoot Allotment No. 307, as disclosed by deed recorded May 23, 1968 in Book M-68 at page 4609, Microfilm Records.
6. The interest of Mariys Jean John Darrin in a 1/2 interest of a 21/1008 interest in the Fannie Chocktoot Allotment No. 307, as disclosed by deed recorded September 25, 1973 in Book M-73 at page 12954, Microfilm Records and re-recorded October 2, 1973 in Book M-73 at page 13344, Microfilm Records.
7. The interest of Louie M. Tupper, to a 42/1008 interest in subsurface rights, subject to curtesy right of Floyd Fisher in the Fannie Chocktoot Allotment No. 307, as disclosed by deed recorded June 8, 1978 in Book M-78 at page 12202, Microfilm Records.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.this 14th day of July A. D. 1978 at 3:56 o'clock P. M., andis recorded in Vol. M78, of Deeds on Page 15201By Wm D. MILNE, County Clerk
Bernetha D. Dolech

Fee \$6.00