

54621

WARRANTY DEED

Vol. 78 Page 19810



KNOW ALL MEN BY THESE PRESENTS, That Robert L. Pike

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Nady H. Lee
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantor's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances therunto belonging or appertaining, situated in the County of Klamath
and State of Oregon, described as follows, to-wit:

See legal description as it appears on the reverse of this deed.

(IF SPACE AVAILABLE, ADVISORY 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 except as stated on reverse or 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 \$other than money
However, the actual consideration consists of or includes other property or value given or promised which is
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 6 day of Sept, 1978;
at 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.

Robert L. Pike
Robert L. Pike

(If requested by a notational officer, corporate name)

STATE OF OREGON,

County of Klamath

September 6, 1978

Personally appeared the above named
Robert L. Pike

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

(OFFICIAL
SEAL)

Anda Stille

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of) ss.

1978

Personally appeared

and

each for himself and each 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 be-
half 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)

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of) ss.

I certify that the within instru-
ment was received for record on the
day of , 1978,
at o'clock M., and recorded
in book on page or as
file/leaf number
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

By

Recording Officer
Deputy

The Northerly 100 feet of that certain parcel of land situated in Lot 9, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows: 19811

Beginning at a point 564 feet West of the Northeast corner of Lot 9, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, or on the North line of said Lot 9 and the East line of Dalles-California Highway right of way; thence West 469 feet to the lake shore line; thence West of South approximately 650 feet to the North line of 100 foot lot owned by Chas. Blair Knight by deed dated May 23, 1936, approved September 9, 1936, L-Adj. 13295 BDS; thence East along North line of said 100 foot lot, 592 feet to a point on the East line of Dalles-California Highway right of way; thence North 600 feet to the point of beginning, being all that part of Lot 9, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, West of East line of Dalles-California Highway right of way and North of the North line of the 100 foot lot owned by Chas. Blair Knight by deed mentioned above.

PARCEL 2:

The Northerly 200 feet of that certain parcel of land situated in Lot 9, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point 564 feet West of the Northeast corner of Lot 9, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, or on the North line of said Lot 9 and the East line of Dalles-California Highway right of way; thence West 469 feet to the lake shore line; thence West of South approximately 650 feet to the North line of 100 foot lot owned by Chas. Blair Knight by deed dated May 23, 1936, approved September 9, 1936, L-Adj. 13295 BDS; thence East along North line of said 100 foot lot, 592 feet to a point on the East line of Dalles-California Highway right of way; thence North 600 feet to the point of beginning, being all that part of Lot 9, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, West of East line of Dalles-California Highway right of way and North of the North line of the 100 foot lot owned by Chas. Blair Knight by deed mentioned above.

EXCEPTING the Northerly 100 feet thereof.

1. Taxes for the fiscal year 1978-1979, a lien, but not yet due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. Rights of the public and governmental bodies in and to that portion of the herein described premises lying below the high water mark of the Klamath Lake.
4. Reservations as contained in instrument recorded in Volume 306, page 304, Records of Klamath County, Oregon, as follows:
"And there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States."
5. Reservations as disclosed by Land Status Report recorded in Volume 311, page 121, Records of Klamath County, Oregon, as follows:
"Agreement entered into on April 28, 1925, between Carlos Blair, a single man, party of the first part, and The California Oregon Power Company, a California corporation, party of the second part, wherein the party of the first part gives and grants to the party of the second part the perpetual right, privilege and easement of raising and/or lowering the water level of Upper Klamath Lake in its operation of the dam and/or regulation and control of the water levels of said lake between elevations of 4137 feet and 4143.3 feet above sea level."
6. Reservations as contained in Land Status Report recorded in Volume 311, page 136, Records of Klamath County, Oregon, as follows:
"Right of way to Klamath County Court for Dalles - California Highway approved by F. M. Goodwin, Assistant Secretary, on May 28, 1924, subject to provisions of the Act of March 3, 1901 (31 Stat. L. 1058-1084) and Departmental regulations thereunder; and subject also to any prior, valid, existing right or adverse claim."

The above described property is 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 or improve the same so long as needed or used for or by the United States. (Dep't. Instr., January 13, 1916, 44 L.D. 513)."

7. Grant of Right of Way, including the terms and provisions thereof, granted to The California Oregon Power Company, for pole and wire lines, recorded in Volume 320, page 204, Records of Klamath County, Oregon.

19812

STATE OF OREGON; COUNTY OF KLAMATH; ss
called for record on request of Mountain Title Co.
the 7th day of September A. D. 19 78 at 3:00 o'clock P.M., or
July recorded in Vol. 1728 of Deeds on page 19810
By Wm. D. Miller County Clerk

Fee \$2.00