

1-174

A-29870-56451

WARRANTY DEED

Vol. 78 Page 22643

KNOW ALL MEN BY THESE PRESENTS, That Kenneth H. Kinsman and Linda I.

Kinsman, husband and wife.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Ethel L. Chase, as to an undivided one-half interest in the half interest, and Ethel L. Chase, as to her one-half interest, 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:

A tract of land situated in Lots 7 and 13, Section 20, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the intersection of the Southerly line of the 1K Drain and the Westerly right of way line of the Old Midland Highway; thence North-westerly along the Southerly right of way line of the 1K Drain, 680 feet; thence continuing Westerly along said drain 700 feet; thence South 400 feet; thence East to a point that is South, 350 feet from the point of beginning and located on the Westerly right of way line of said highway; thence North along said highway 350 feet to the point of beginning.

(For continuation of this document, see reverse side of this deed.)

(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 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 \$98,500.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 9 day of October, 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)

Kenneth H. Kinsman
Linda I. Kinsman

STATE OF OREGON,)
County of Klamath) ss.
October 9, 1978

Personally appeared the above named Kenneth H. Kinsman and Linda I. Kinsman, husband and wife,

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

Before me
(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 8-5-79

STATE OF OREGON, County of) ss.
19

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)

Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return for
Ethel L. Chase
Rt 5 Box 74 C
K. Falls
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Same
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
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.

Recording Officer
By Deputy

SPACE RESERVED FOR RECORDER'S USE

Subject, however, to the following:

1. Taxes for 1978-1979 are now a lien but not yet payable.
2. Acreage and Use limitations under provisions of United States Statutes and regulations issued thereunder.
3. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith.
4. Agreements to convey right of way for canals, drainage ditches, etc., executed by Evan R. Reames and Jennie E. Reames, husband and wife, to the United States of America, dated July 19, 1906, recorded August 23, 1906, in Volume 20 of Deeds, page 576, records of Klamath County, Oregon.
5. Water Right Application executed by A. C. Horner dated April 18, 1912, recorded in Volume 70 of Mortgages, page 21, Mortgage Records of Klamath County, Oregon.
6. Acceptance of Terms and Conditions of Reclamation Act, executed by A. C. Horner, recorded November 30, 1914, on page 145 of Volume 43 of Deeds, records of Klamath County, Oregon.

(for continuation of this deed to the STATE OF OREGON; COUNTY OF KLAMATH; ss.)

Filed for record at request of Klamath County Title Co.

This deed was filed for record at the office of the County Clerk of Klamath County, Oregon, on the 10th day of October, A.D. 1978, at 3:29 clock P.M., and is recorded in Vol. 478 of Deeds on Page 22643

Witness my hand and seal of office this 10th day of October, 1978, at Medford, Oregon.

Wm D. MILNE, County Clerk

Fee \$6.00

The instrument described in the foregoing is a true and correct copy of the original as the same appears in the records of the County Clerk of Klamath County, Oregon.

Witness my hand and seal of office this 10th day of October, 1978, at Medford, Oregon.

Linda A. Kinsman

STATE OF OREGON, County of Klamath

Personally appeared

each for himself and not one for the other did say that the former is the

and that the said affixed to the foregoing instrument is the corporate seal

Notary Public for Oregon

My commission expires

STATE OF OREGON

County of

I certify that the within instrument was received for record on the

day of

at

in book

the full number