

59972

WARRANTY DEED

Vol. 1778 Page 28371

KNOW ALL MEN BY THESE PRESENTS, That FRANK A. SUCCO and ROBERT J. HALVORSEN and DAN J. HULLINGER not as tenants in common but with right of survivorship hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HARRY ALDRIDGE and AUDREY ALDRIDGE, husband and wife, 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:

SEE ATTACHED DESCRIPTION

(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

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 \$ 37,300.00. 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 18 day of Dec, 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)

STATE OF OREGON,)
County of KLAMATH) ss.
December 18, 1978

Personally appeared the above named Frank A. Succo, Robert J. Halvorsen, and Dan J. Hullinger

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

Before me: Susan K. Karach
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 12-6-81

STATE OF OREGON, County of _____, 19____ ss.

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: _____
Notary Public for Oregon
My commission expires: _____
(OFFICIAL SEAL)

Frank A. Succo
Robert J. Halvorsen
Dan J. Hullinger
GRANTOR'S NAME AND ADDRESS
Harry Aldridge
Audrey Aldridge
GRANTEE'S NAME AND ADDRESS
After recording return to:
Klamath First Federal
2943 So. 6th St.
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Mr. and Mrs. Harry Aldridge
5240 Bristol
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,)
County of _____ ss.
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

Beginning at a point in the center line of a 60 foot roadway from which the quarter section corner common to Sections 11 and 14, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, bears South 89° 29' West along the said roadway center line 847.2 feet and South 0° 09' East along the North and South center line of said Section as marked on the ground by a well established fence 1663.6 feet; thence running from said beginning point South 0° 16' East 341.0 feet, more or less, to a point in the South boundary line of the S½ of NW¼SE¼ of the said Section 11; thence South 89° 31½' East along the said boundary line 127.3 feet; thence North 0° 16' West 343.3 feet; more or less, to the center line of the before mentioned roadway; thence South 89° 28' West 127.3 feet, more or less, to the point of beginning.

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

Dated : August 30, 1938
Recorded : October 24, 1938 Book: 118 Page: 277
In favor of : California Oregon Power Company
For : Transmission of electricity

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

Dated : July 18, 1940
Recorded : August 28, 1940 Book: 131 Page: 451
In favor of : California Oregon Power Company
For : Transmission of water

Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.

Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.

Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,
Recorded : April 18, 1939 Book: 121 Page: 457

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath

ss.

On this the 18th day of December, 1978 personally appeared
F. A. Succo

who, being duly sworn (or affirmed), did say that he is the attorney in fact for
Dan J. Hullinger and

that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

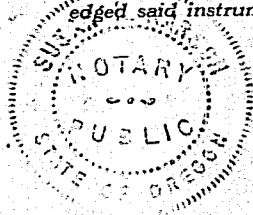
Before me:

Susan K. Karsch
(Signature)

Notary Public

(Title of Officer)

My Commission Expires: 12-6-81



STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record 0000000000

on 20th day of December, A. D. 1978 at 11:19 o'clock AM, and
fully recorded in Vol. M-78, of Deeds on Page 28371

Fee \$6.00

Wm D. MILNE, County Clerk

B. Jacqueline J. Mettler