

60066

MOUNTAIN TITLE COMPANY

MT 7352
WARRANTY DEED

Vol. 1778 Page 28515

KNOW ALL MEN BY THESE PRESENTS, That LOCK J. PIATT and MICHAEL R. HULSEY, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES E. EAGLE, 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:

The following described real property in Klamath County, Oregon:

PARCEL 1:

All of Lot 9, excepting therefrom the Northerly 190 feet thereof, in Section 31, Township 35 South, Range 7 East of the Willamette Meridian, and a portion of Lot 12, Section 31, Township 35 South, Range 7 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the Northeast corner of Lot 12, Section 31, Township 35 South, Range 7 East of the Willamette Meridian; thence South $0^{\circ} 19 \frac{3}{4}'$ East 55.00 feet to an iron pin; thence North $45^{\circ} 18 \frac{3}{4}'$ West 77.8 feet to an iron pin; thence North $89^{\circ} 40 \frac{1}{4}'$ East 55.0 feet more or less to the point of beginning.

All of Lots 11, 20, 21, 28, 29 and 38 in Section 31, Township 35 South, Range 7 East of the Willamette Meridian; EXCEPTING the following described portion thereof, heretofore conveyed by Grantors to Tulana Farms by deed dated February 4, 1960, recorded on same date in Volume 318, page 627, Deed Records of Klamath County, Oregon:

Beginning at the stone monument marking the section corner common to Section 31 and 32, Township 35 South, Range 7 East of the Willamette Meridian, and to Section 5 and 6, Township 36 South, Range 7 East of the Willamette Meridian; thence South $89^{\circ} 55 \frac{3}{4}'$ West along the Section line common to said Sections 31 and 6, 425.0 feet to a point; thence North $0^{\circ} 25'$ West 30.0 feet to an iron pipe on the Northerly right of way line of a county road as the same is presently located and constructed and the true point of beginning of this description; thence South $89^{\circ} 55 \frac{3}{4}'$ West, along the said Northerly right of way line 868.7 feet to a point in the fence line marking the Westerly boundary of Lot 38 of said Section 31; thence North $0^{\circ} 55 \frac{3}{4}'$ West 1271.1 feet to the stone monument marking the Northwest corner of Lot 29 of said Section 31 (said monument being also the SE $\frac{1}{16}$ corner of said Section 31); thence North $0^{\circ} 25'$ West 1316.7 feet to the stone monument marking the Northwest corner of Lot 21 of said Section 31 (said monument being also the East $\frac{1}{16}$ corner of the East-West centerline of said Section 31); thence North $0^{\circ} 19 \frac{3}{4}'$ West 1263.3 feet to an iron pin on the Westerly boundary of Lot 11 of said Section 31 and from which point the Northwest corner of said Lot 11 bears North $0^{\circ} 19 \frac{3}{4}'$ West 55.0 feet distant; thence South $13^{\circ} 14 \frac{1}{2}'$ East, 3955.5 feet, more or less, to the true point of beginning.

Government Lots 20 and 21 of Section 32, Township 35 South, Range 7 East of the Willamette Meridian.

PARCEL 2:

Government Lots 28 and 29 of Section 32, Township 35 South, Range 7 East of the Willamette Meridian.

My commission expires: 6/22/80 My commission expires:

Hulsey & Piatt

GRANTOR'S NAME AND ADDRESS

James E. Eagle
2940 E. Dunne Ave.,
Morgan Hill, California 95037

GRANTEE'S NAME AND ADDRESS

After recording return to:

MTC

NAME, ADDRESS, ZIP

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

Department of Veterans Affairs
1225 Ferry St. SE

Salem, Oregon

S

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 22nd day of December, 1978, at 9:12 o'clock A.M., and recorded in book M-78 on page 28515 or as file/reel number 60066

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Fee \$6.00

By *[Signature]* Recording Officer
Deputy

MOUNTAIN TITLE COMPANY

28516

(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 easements, conditions and restrictions of record and Mortgage dated May 27, 1977, recorded May 27, 1977 in Volume M77, page 9312, which said grantee herein assumes and agrees to pay.

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 \$ 190,000.00
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 19th day of December, 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.

Michael R. Hulsey
John J. Platt

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, }
County of Jackson } ss.
12/19, 1978

Personally appeared the above named
Lock J. Platt and Michael R. Hulsey

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

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 6/22/80

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

Hulsey & Platt

GRANTOR'S NAME AND ADDRESS

James E. Eagle
2940 E. Dunno Ave.,
Morgan Hill, California 95037

GRANTEE'S NAME AND ADDRESS

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Mr. D. Melne

Fee \$6.00

By *James E. Eagle* Recording Officer
Deputy

MOUNTAIN TITLE COMPANY