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61426

WARRANTY DEED

Vol. M Page 1743

KNOW ALL MEN BY THESE PRESENTS, That JAMES C. PINNIGER and JEAN E. PINNIGER, husband wife - - -

hereinafter called the grantor; for the consideration hereinafter stated, to grantor paid by GREGORY C. PINNIGER, 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 the SE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 18, Township 39 S., R. 10 E.W.M., more particularly described as follows: Beginning at an iron pin monument marking the SE corner of said Section 18; thence N. 89°52'30" W. along the S. line of said Section 18, 166.67 feet to the true point of beginning of this description; thence continuing N. 89°52'30" W., along said S. line, 170.0 feet to a point; thence N., parallel with the E. line of said Section 18, 261.36 feet to a point; thence S. 89°52'30" E. 170.0 feet to a point; thence S., parallel with the E. line of said Section 18, 261.36 feet to the point of beginning, said tract containing 1.022 acres, LESS AND EXCEPTING THEREFROM the S. 30 feet heretofore conveyed to Klamath County for road purposes by deed recorded in Vol. M-67, Page 9643, records of Klamath County, Oregon.

SUBJECT TO: 1. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements and water

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) (continued on reverse)

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 herein stated

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 \$7,000.00. 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 19 day of January, 1979; 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)

James C. Pinniger
James C. Pinniger

STATE OF OREGON,) ss.
County of Klamath
January 19, 1979

Personally appeared the above named JAMES C. PINNIGER and JEAN E. PINNIGER, husband and wife

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

Before me, *Patricia H. Wilson*
Notary Public for Oregon
My commission expires: 9-16-80

STATE OF OREGON, County of) ss.

Personally appeared _____, 19____, 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:

JAMES C. AND JEAN E. PINNIGER
4369 Selma
Klamath Falls, Oregon

GREGORY C. PINNIGER
4369 Selma

GREGORY C. PINNIGER

NAME, ADDRESS, ZIP

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

GREGORY C. PINNIGER

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.

By _____ Recording Officer
Deputy

SPACE RESERVED
FOR
RECORDER'S USE

and irrigation rights in connection therewith. 2. Acreage and use limitations, under provisions of the United States Statutes and regulations issued thereunder.

3. Rules, regulations, liens, assessments, contracts, rights of way, easements and any and all obligations created or imposed upon or affecting said premises by the Klamath Basin Improvement District, a corporation.

4. Any unpaid charges or assessments of Klamath Basin Improvement District.

5. Reservations and restrictions contained in deed from Orin D. Reeder and Leona Reeder, husband and wife, to Carrol B. Howe, dated August 5, 1948, recorded April 28, 1949, in Deed Volume 230, Page 504, records of Klamath County, Oregon.

6. Grant of right of way, including the terms and provisions thereof, given by George S. Lewis and Mary E. Lewis, husband and wife, to the California Oregon Power Company, a corporation, dated July 12, 1951, recorded July 24, 1951, in Deed Volume 248, Page 526, records of Klamath County, Oregon.

7. All other rights, easements, contracts, assessments and regulations.

STATE OF OREGON, COUNTY OF KLAMATH, ss.
led for record at request of Crane & Bailey

this 22nd day of January A. D. 1979 at 8:57 o'clock A. M., and duly recorded in Vol. M79, of Deeds on Page 1743

Wm. D. MILNE, County Clerk
By *Bencher A. H. H. H.*
Fee, \$6.00

[Handwritten signatures and notes]

STATE OF OREGON, County of Klamath
I, *[Signature]*, County Clerk, do hereby certify that the foregoing instrument was duly recorded in the office of the County Clerk of Klamath County, Oregon, on the 22nd day of January, A. D. 1979, at 8:57 o'clock A. M., and the same is a true and correct copy of the original instrument as the same appears of record in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON
County of Klamath
I, *[Signature]*, County Clerk, do hereby certify that the foregoing instrument was duly recorded in the office of the County Clerk of Klamath County, Oregon, on the 22nd day of January, A. D. 1979, at 8:57 o'clock A. M., and the same is a true and correct copy of the original instrument as the same appears of record in the office of the County Clerk of Klamath County, Oregon.