

1-1-74

62075

WARRANTY DEED

Vol. 1779 Page 2834

KNOW ALL MEN BY THESE PRESENTS, That WAYNE D. BROCK

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES A. HAYES and JORDYS G. HAYES, 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:

The NE 1/4 NW 1/4 and the NW 1/4 NE 1/4 Section 36, Township 38 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon. Subject, however, to the following: The rights of the public in and to any portion of said premises lying within the limits of roads and highways.

2. Reservations and restrictions, including the terms and provisions thereof, contained in the deed from Florence W. Hunter, formerly Florence Wendling Funster and J. J. Funster, her husband to Vienna Robinson, dated June 2, 1944, recorded July 24, 1944 in Deed Volume 167 at page 292, omitting restrictions, herein, if any, based on race, color, religion or national origin. (NW 1/4 NE 1/4, NE 1/4 NW 1/4, Sec. 36, Twp 38 S., R 10 EWM.);... and Saving, excepting and reserving

(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 \$.

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 6th day of March, 1975; 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.

Wayne D. Brock

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,) ss. STATE OF OREGON, County of) ss.

County of Klamath,) ss. Personally appeared,) ss. March 6th, 1975,) ss. who, being duly sworn,

Personally appeared the above named

WAYNE D. BROCK

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

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,) ss. (OFFICIAL SEAL) Notary Public for Oregon 8-12-77 My commission expires

Notary Public for Oregon My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL

540 MAIN

K.E.O.

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) 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

SPACE RESERVED FOR RECORDED'S USE

RECEIVED 3:35 PM
2-2-77

83072

2835

unto first party, her successors and assigns, from all the above-described lands, all oil, gas and other hydrocarbons and minerals now or at any time hereafter situate therein and thereunder, together with all easements and rights necessary or convenient for the production, storage and transportation thereof and the exploration and testing of said real property; and also the right to drill for, produce and use water from the said real property in connection with drilling or mining operations thereon; but all easements and rights necessary or convenient for said purposes shall be subordinate to the right of second parties, their successors and assigns, to use said lands for agriculture and hunting, and said easements and rights must be exercised and used so as not to interfere unnecessarily with or damage any property of second parties. The owner of said oil, gas or mineral rights shall be obligated to compensate the landowner for any and all damage done or property taken for the enjoyment of said rights or any of them as set forth in Deed dated June 2, 1944, recorded in Volume 167, page 292.

3. An easement created by instrument, including the terms and provisions thereof, dated July 27, 1970, recorded September 18, 1970 in Book M-70 at page 8314, Microfilm Records, in favor of Pacific Power & Light Co., a corporation, for a right of way easement for electrical distribution line over the NW 1/4 NE 1/4 of said Section 36, Township 38 South, Range 10 East of the Willamette Meridian.

4. A 30 foot wide easement created by instrument, including the terms and provisions thereof, dated June 22, 1965, recorded July 9, 1965 in Book 363 at page 127, Deed Records, in favor of Gerald J. Blankenship and Eleanor N. Blankenship, for ingress and egress across SW 1/4 Section 25, Township 38 South, Range 10 East of the Willamette Meridian.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Transamerica Title Co.

led for record at request of
 2nd day of February A. D. 19 79 at 3:35 clock P.M., and
 July recorded in Vol. M79 of Deeds on Page 2834

Wm D. MILNE, County Clerk

By *Bunetta Shetch*

Fee \$6.00

STATE OF OREGON

County of
 I certify that the within instrument was recorded for record in the County of
 on this
 day of
 the year
 Record of Deeds of said County
 Witness my hand and seal of
 County Clerk