

1-1-74

## WARRANTY DEED

Vol. m79 Page 3822

38-17483-m 62755

KNOW ALL MEN BY THESE PRESENTS, That CLIFFORD B. CHALENOR and AVELINA CHALENOR, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PACIFIC WEST MORTGAGE CO., an Oregon Corporation

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:

That portion of the S½SE¼ that lies West of the Pacific Northwest Bell Road in Section 24, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

SUBJECT to the following EXCEPTIONS: Part of this property is within the boundaries of the Spring Creek Irrigation Unit established by Klamath Indian Agency and is apparently now operated by the water users. It is therefore, subject to such uses and obligations as have been established by such users. RESERVATIONS for State Highway, existing easements for public roads, and highways; public utilities and for railroads, pipelines and any other easements or rights of way of record, including the terms and provisions thereof, contained in deeds dated July 18, 1958, recorded July 23, 1958 in Book 301 at page 246, Deed Records; dated September 10, 1958, recorded September 10, 1958 in Book 303 at page 303, Deed Records of Klamath County, Oregon. (SE½SW¼ of Section 13; E½SE¼ of Section 23; E½, SW¼, NE¼NW¼ of Section 24; All of Section 25; E½NE¼, NE½SE¼ of Section 26; E½ and E½NW¼ of Section 36, Township 36 South, Range 12 East of the Willamette Meridian; S½SW¼SW¼ of Section 18; W¼ of Section 19, Township 36 South, Range 13 East of the Willamette Meridian) (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 Contract dated 9/8/78, recorded 12/15/78 in Book M-78 Page 28124 between Clifford B. Chalenor &amp; Avelina Chalenor as Vendor &amp; Marshall B. Atkinson &amp; Deborah A. Atkinson as Vendee

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 \$ 2,550.37. 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 20th day of February, 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)

STATE OF OREGON,

County of Klamath } ss.  
February 20, 1979

Personally appeared the above named CLIFFORD B. CHALENOR and AVELINA CHALENOR, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *W. A. Addington*  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: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:CLIFFORD B. and AVELINA CHALENOR  
P.O. Box 17  
Beatty, Oregon

GRANTOR'S NAME AND ADDRESS

PACIFIC WEST MORTGAGE CO., an Oregon Corp  
P.O. Box 497  
Stayton, OR 97383

GRANTEE'S NAME AND ADDRESS

After recording return to:

T/A  
Attn: Murlene  
NAME, ADDRESS, ZIP

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

Marshall B. & Deborah Atkinson  
P.O. Box 266  
Beatty, Oregon  
NAME, ADDRESS, ZIP

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  
DeputySPACE RESERVED  
FOR  
RECORDER'S USE

RESERVATIONS, including the terms and provisions thereof, in all mine and mineral rights as set forth in instrument dated August 2, 1960, recorded November 10, 1964 in Book 356 at page 397, Deed Records (SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 13; Government Lots 1, 2, 7, 8, 9, 10, 15 and 16, and the E $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 23; All of Section 24 and 25; the E $\frac{1}{4}$ NE $\frac{1}{4}$  and NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 26; E $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 36; Township 36 South, Range 12 East of the Willamette Meridian; also S $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 18 and W $\frac{1}{2}$  of Section 19, Township 36, South, Range 13 East of the Willamette Meridian) LEASE, including the terms and provisions thereof, dated June 4, 1973, recorded September 6, 1973 in Book M-73 at page 12004, Microfilm Records, between Clifford J. Emmich and Dowdle Oil Corporation. (Affects Lots 27 and 30, Section 13; Lot 3, Except North 660 feet of West 660 feet, Lots 1, 2, 6, 7, 8, 9, 10, 11, 14, 15, 16, 17, 18, 19, 22, 23, 24, 25, 26, 27, 30, 31 and 32 of Section 23; All of Section 24; All of Section 25; NE $\frac{1}{4}$ , NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 26; Township 36 South, Range 12 East of the Willamette Meridian; and S $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 18; W $\frac{1}{2}$  of Section 19, Township 36 South, Range 13 East of the Willamette Meridian. Covers additional property) FURTHER SUBJECT to any and all easements and rights of way of record.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Transamerica Title Co.

filed for record at request of

A. D. 1979 at 11:12 clock A.M., and

this 20th day of February

uly recorded in Vol. M79, of Deeds on Page 3822

Wm D. MILNE, County Clerk

*Bernard A. Hirsch*

Fee \$6.00

OFFICIAL  
(SEAL)

STATE OF OREGON  
County of Klamath  
I certify that the within instrument was recorded in Book 3823 on page 3823 of the Deed Records of this County.

RECORDED  
INDEXED  
FILED  
CLERK OF COUNTY OF KLAMATH  
FEB 20 1979  
CLERK OF COUNTY OF KLAMATH