

64913

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KNOW ALL MEN BY THESE PRESENTS, That BEATRICE M. O'NEAL, husband and wife

in consideration of One Hundred Thirty Thousand and no/100 Dollars,

(\$130,000.00) to grantor paid by DANIEL BAILEY

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 Exhibit "A", hereby made a part of by reference.

To Have and to Hold the above described and granted premises 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 those exceptions listed on Exhibit "B" attached hereto and hereby made a part of by reference.

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand and seal this 31st day of March, 1979.

Thomas E. O'Neal (SEAL)

Beatrice M. O'Neal (SEAL)

(SEAL)

(SEAL)

(ORS 93.490)

STATE OF OREGON, County of Deschutes, ss.

Personally appeared the above named THOMAS E. O'NEAL and BEATRICE M. O'NEAL

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

Before me:

Notary Public for Oregon

My commission expires 1-15-80

(OFFICIAL SEAL)

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

Daniel Bailey
Star Route 2 Box 568H
Chiloquin, Or. 97624(DON'T USE THIS
SPACE: RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON,

County of ss.

I certify that the within instru-
ment was received for record on the
day of 19
at o'clock M., and recorded
in book on page
Record of Deeds of said County.Witness my hand and seal of
County affixed.

County Clerk—Recorder.

By

Deputy.

79 APR 2 PM 4 00

EXHIBIT "A"

7221

Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon:

SECTION 18: The SE $\frac{1}{4}$ and the E $\frac{1}{2}$ SW $\frac{1}{4}$

SECTION 19: The SE $\frac{1}{4}$ and the E $\frac{1}{2}$ SW $\frac{1}{4}$

SECTION 19: The NE $\frac{1}{4}$

SECTION 30: The N $\frac{1}{2}$ and the W $\frac{1}{2}$ SW $\frac{1}{4}$ and the W $\frac{1}{2}$ E $\frac{1}{2}$ SW $\frac{1}{4}$

Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon:

SECTION 25: The NE $\frac{1}{4}$ SE $\frac{1}{4}$

EXHIBIT " B "

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

2. Reservations and restrictions as contained in Deed recorded March 9, 1959 in Volume 310 at page 386, Deed Records of Klamath County, Oregon, as follows:

"Reserving unto the Grantors an undivided one-half interest in all minerals of every kind and variety, including petroleum, on, in or underlying any of said lands, together with the right of the Grantors, their heirs and assigns, to go upon and enter said lands at reasonable times and in a reasonable manner for access to any such minerals, and the right of prospect for, drill, or otherwise take possession of the same."

3. Reservations and restrictions as contained in Deed of Tribal Property, recorded in Volume 312, page 340, Records of Klamath County, Oregon, as follows:

"Sale subject to 60 feet rights of way for Indian Service Roads Nos. S-55 and S-59(2), approved by M. M. Zollar, Superintendent, Klamath Agency, Oregon, pursuant to the provisions of the Act of February 5, 1948 (62 Stat. 18; 25 U.S.C. 323-328); Public Law 587, August 13, 1954 (68 Stat. 772, Section 17); and Departmental Regulations (25 CFR 161, 22 FR 248), and subject to prior valid existing rights or adverse claim."

Title to the above described property is conveyed subject to all other existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights of way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States. (Dept. Instr., January 13, 1916, 44 L.D. 513)."

4. Reservations and restrictions as contained in Deed of Tribal Property recorded in Volume 353, page 611, Records of Klamath County, Oregon, as follows:

"Sale subject to 60-foot right of way for Indian Service Road No. S-55, approved by M. M. Zollar, Superintendent, Klamath Agency, Oregon, pursuant to the provisions of the Act of February 5, 1948, (62 Stat. 18; U.S.C. 323-328); Public Law 587, August 13, 1954 (68 Stat. 772, Section 17); and Departmental Regulations (25 CFR 161, 22 FR 248), and subject to prior valid existing right of adverse claim."

Title to the above described property is conveyed subject to all other existing easements for public roads and highways, for public utilities and for railroads and pipe lines and for any other easements or rights of way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States. (Dept. Instr., January 13, 1916, 44 L.D. 513)."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 2nd day of April A. D. 1979 at 4:00 clock P. M., and

fully recorded in Vol. M79, of Deeds on Page 7220

Wm D. MILYIE, County Clerk

By Bernard J. H. H. H.

Fee \$6.00