

K-3/805
Until a change is requested, all tax statements shall be sent to the following address: Grantee, Rt. 5 Box 1310, Klamath Falls, Oregon 97601

After recording return to above

65442

WARRANTY DEED

Vol. 79 Page 8173

MARGARET SANDOVAL, hereinafter referred to as Grantor, ^M does hereby grant, bargain, sell and convey unto DOUBLE K RANCH a partnership, hereinafter referred to as Grantee, its heirs, successors and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows:

An undivided 36/432 interest in the following:

W $\frac{1}{2}$ SW $\frac{1}{4}$ and Lots 7 and 8 of Section 15, and all that portion of the E $\frac{1}{2}$ E $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 16 lying Easterly of the Dalles-California Highway in Township 34 South, Range 7 East of the Willamette Meridian.

SUBJECT TO: (1) Right of way for transmission line, including the terms and provisions thereof, given by Mary Wright, et al., to The California Oregon Power Company, a California corporation, dated August 17, 1950, recorded August 25, 1959, in Volume 241, page 305, Deed Records of Klamath County, Oregon.

(2) Right of way for transmission line, including the terms and provisions thereof, given by Mary Wright, et al., to Pacific Power & Light Company, a Maine corporation, dated August 2, 1962, recorded August 23, 1962, Volume 339, page 520, Deed Records of Klamath County, Oregon.

(3) Rights of the Federal Government, the State of Oregon, and the general public in and to that portion of herein described premises lying below the high water line of Williamson River.

to have and to hold the same unto Grantee, its heirs, successors and assigns forever.

Grantor hereby covenants to and with said Grantee, its heirs, successors and assigns, that she is lawfully seized in fee simple of the above-granted premises, free and clear of all encumbrances, except those noted above, 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, except those claiming under the above-described encumbrances.

The true and actual consideration paid for this transfer is \$11,000.00.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 13th day of April, 1979.

Margaret Sandoval

STATE OF OREGON)
County of Klamath) ss.

Before me this 13th day of April, 1979, personally appeared the above-named MARGARET SANDOVAL and acknowledged the foregoing instrument to be her voluntary act and deed.

Notary Public for Oregon
My Commission Expires: 7-19-82

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 13th day of April A.D., 19 79 at 4:19 o'clock P.M., and duly recorded in Vol. M79 of Deeds on Page 3173.

FEE \$3.00

WM. D. MILNE, County Clerk

By Bernard H. Hetch Deputy

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