

K-31804
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: Grantee

65446

WARRANTY DEED

Vol. ^m79 Page 8179

CYNTHIA ROSE SARGENT, now Cynthia Sargent McWilliams, hereinafter referred to as Grantor, 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 1/24th interest in the following:

SW $\frac{1}{4}$ NW $\frac{1}{4}$ and Lots 2 and 3 in Section 22, Township 34 South, Range 7 East of the Willamette Meridian.

79 APR 13 PM 4 56
SUBJECT TO: (1) Reservations and restrictions contained in Land Status Report, recorded October 14, 1958 in Volume 304 on page 632, records of Klamath County, Oregon, as follows: "50 year right of way to California Oregon Power Company for electrical power line. Approved by Dale E. Doty, Assistant Secretary of the Interior, on August 20, 1951, pursuant to the provisions of the Act of March 4, 1911 (36 Stat. 1253), Subject to 43 CFR (1949 Cum. Pocket Supp.) and all future regulations issued and approved under said Act and all prior, valid, existing rights or adverse claims. Additional service line right-of-way granted across Lot 3, to California Oregon Power Company, August 21, 1956, 40 feet wide 249 feet long. b. The above described property is subject to any existing easements for public roads and highway, for public utilities, and for railroads and pipelines 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, 1915, 44 L. D. 513)

(2) Agreement, including the terms and provisions thereof, by and between Jesse Wright, et ux to Forest Lumber Co., dated January 29, 1929, and recorded February 13, 1929, in Deed Volume 85 on page 301, records of Klamath County, Oregon, as follows: "Consent for Forest Lumber Co. to have right to remove log boom and from time to time fill Williamson River with logs for a distance of approximately 2 miles from its sawmill in Sec. 27 to its log landing in Sec. 15."

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

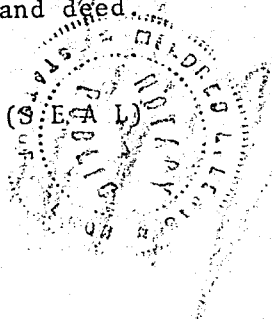
The true and actual consideration paid for this transfer is \$3,600.00 ^{as}

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

Cynthia Rose Sargent McWilliams
Cynthia Rose Sargent McWilliams
 Cynthia Rose Sargent McWilliams

STATE OF OREGON)
) ss.
 County of Klamath)

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



Wm D. Milne
 Notary Public for Oregon
 My Commission Expires: 7-19-82

STATE OF OREGON; COUNTY OF KLAMATH; ss.

and for record at request of Klamath County Title Co.

this 13th day of April A. D. 19 79 at 4:56 clock P.M., and

fully recorded in Vol. M79, of Deeds on Page 8179

Wm D. MILNE, County Clerk

By *Bunetta Adetech*

Fee \$6.00