

MOUNTAIN TITLE COMPANY

65675

MTC 7621-L
WARRANTY DEED

Vol. M Page 8559

KNOW ALL MEN BY THESE PRESENTS, That Walter L. Beers

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Clarence R. Wells
 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:

All that portion of Government Lot 7, Section 34, Township 34 South, Range 7 East of the Willamette Meridian, lying Northwesterly of the Northwesterly right of way line of the Chiloquin-Williamson River Highway.

Excepting therefrom the Northerly 386.6 feet of the above described parcel, as measured along the West boundary thereof.

(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 except as stated on the reverse of this deed, or those apparent upon the land, if any, as of the date of this deed.

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 \$ 13,500.00

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 day of April 17, 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)

Walter L. Beers

STATE OF OREGON, }
 County of Multnomah } ss.
 April 17, 1979.

Personally appeared the above named
 Walter L. Beers

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

Before me:
 Gordon B. Young
 Notary Public for Oregon
 My commission expires: 12-10-79

STATE OF OREGON, County of Multnomah } ss.
 April 17, 1979.

Personally appeared WALTER L. BEERS 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:

Walter L. Beers
 P.O. Box 8827
 Portland, Oregon 97208
 GRANTOR'S NAME AND ADDRESS

Clarence R. Wells
 P.O. Box 511
 Chiloquin, Oregon 97624
 GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantor as above

NAME, ADDRESS, ZIP

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

Grantor as above

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
 County of

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.

SPACE RESERVED
 FOR
 RECORDER'S USE

By Recording Officer
 Deputy

MOUNTAIN TITLE COMPANY

SUBJECT TO:

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 as contained in instrument recorded in Volume 295, page 199, Records of Klamath County, Oregon as follows:
"and there is reserved from the lands hereby allotted, a right of way thereon for ditches or canals constructed by the authority of the United States."
3. All of the terms, provisions, exceptions, reservations, conditions and easements as contained in that certain Land Status Report:
Dated: October 24, 1958
Recorded: October 27, 1958
Volume: 305, page 322, Deed Records of Klamath County, Oregon

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.
this 18th day of April A. D. 1979 at 1:36 o'clock P. M., and
duly recorded in Vol. 3179, of Deeds on Page 8559

Wm D. MILNE, County Clerk

By Bernetha J. Litch
Fee \$6.00