

65915

WARRANTY DEED

Vol. 79 Page 8948

KNOW ALL MEN BY THESE PRESENTS, That
LINDA D. PAUGHhereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
EDWARD J. PAUL, hereinafter called
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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See the attached Exhibit "A" and by this reference made a part hereof.

SUBJECT HOWEVER, to the following:

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 Deed recorded in Volume 139, page 351, Records of Klamath County, Oregon, as follows:
"there is reserved from the lands hereby granted a right of way thereon for ditches or canals constructed by the authority of the United States."
3. Subject to a 15 foot easement parallel and adjacent to the North bound-
dary thereof and a 30 foot road easement adjacent to the West bounday thereof.
4. Subject to road easements for any roadways existing on the property as
of the date of this deed. Said easement to be 20 feet wide.

(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
noted of record, as of the date of this deed and 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 \$ 18,000.00

However, the actual consideration consists of or includes other property or value given or promised which is
part of the 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 April, 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)

Linda D. Paugh

Linda D. Paugh

STATE OF OREGON,

County of Klamath } ss.
April 20, 1979.

Personally appeared the above named

Linda D. Paugh

and acknowledged the foregoing instru-
ment to be her voluntary act and deed.

Before me:

Schaefer A. Kahle

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: July 16, 1980

STATE OF OREGON, County of } ss.

Personally appeared

and

each for himself and not one for the other, did say that the former is the
president and that the latter is the
secretary ofa 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 be-
half 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:

Linda D. Paugh

PO Box 286

Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

Edward J. Paul

20135 Keaton St.

Canyon Country, CA 91351

GRANTEE'S NAME AND ADDRESS

After recording return to:

Edward J. Paul

20135 Keaton St.

Canyon Country, CA 91351

NAME, ADDRESS, ZIP

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

Edward J. Paul

20135 Keaton St.

Canyon Country, CA 91351

NAME, ADDRESS, ZIP

STATE OF OREGON,

} ss.

County of

I certify that the within instru-
ment was received for record on the
day of , 19at 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

Deputy

SPACE RESERVED
FOR
RECORDER'S USE

DEED DESCRIPTION

Parcel 1 South

A parcel of land containing 10.000 acres, more or less, situated in the South one-half, Southeast one quarter, Section 30, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a one-half inch iron rod on the easterly right-of-way line of Oregon State Highway 62 from which the one-quarter corner common to Sections 30 and 31 bears S 12°02'07" W - 841.54 feet;

thence S 89°24'05" E - 934.42 feet leaving said easterly line to a one-half inch iron rod;

thence S 00°02'56" E - 491.70 feet to a one-half inch iron rod;

thence N 89°34'07" W - 832.86 feet to a one-half inch iron rod on said easterly line;

thence N 11°38'01" W - 505.58 feet along said easterly line to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

is 20th day of April A. D. 1979 at 3:42 o'clock P.M., or

only recorded in Vol. M79, of Deeds on Page 9848

Wm D. MILNE, County Cl.

By Bernice A. Hetch

Fee \$6.00