

MOUNTAIN TITLE COMPANY

66750

WARRANTY DEED

Vol. 79 Page 10301

KNOW ALL MEN BY THESE PRESENTS, That Keith E. McClung and Beverly J. McClung, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by John E. Hustead and Beverly J. Hustead, Husband and Wife, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 6 and 7, Block 1, RIVERSIDE ADDITION to Keno, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: 1. An easement created by instrument, including the terms and provisions thereof,
Dated: April 14, 1932
Recorded: April 21, 1932
Volume: 97, page 307, Records of Klamath County, Oregon
In Favor of: The California Oregon Power Company, a corporation
For: Controlling the levels of Klamath River nad Lake Ewauna

(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 above 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 \$ 45,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ①, 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 4 day of May, 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)

STATE OF OREGON,

County of Klamath

May 4

19 79

Personally appeared the above named Keith E. McClung and Beverly J. McClung

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: July 13, 1981

Keith E. and Beverly J. McClung

GRANTOR'S NAME AND ADDRESS

John E. Hustead and Beverly J. Hustead
15318 Broyles Ave
Keno, Oregon 97627

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, County of

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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 of

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 7th day of May, 1979, at 10:50 o'clock A.M., and recorded in book M79 on page 10301 or as file/reel number 66750. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Ma. D. Milne

Recording Officer
By: [Signature] Deputy

Fee \$3.00

MOUNTAIN TITLE COMPANY