

69373

## WARRANTY DEED (INDIVIDUAL)

M-18804-5

Vol. 79 Page 14631

JACK P. ULAM and LOLA E. ULAM, husband and wife

RODNEY S. OLSON and JUDITH O. OLSON, husband and wife

of Klamath

State of Oregon, described as:

all that real property situated in the County

The S $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 27, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

## SUBJECT TO:

- 1) Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
- 2) Reservations and restrictions, contained in Land Status Report recorded October 14, 1958 in Book 304 at page 636, Deed Records.
- 3) Reservations of  $\frac{1}{4}$  of all minerals, recorded May 19, 1970 in Book M-70 at Page 3980.
- 4) Easement Agreement recorded October 26, 1978 in Book M-78 at Page 24073, Microfilm Records, between Clarence R. Wells, et al., for ingress and egress road purposes, over the Easterly 30 feet.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except \_\_\_\_\_  
as shown above

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 20,000.00

Dated this 1st day of June, 1979

*Jack P. Ulam*  
*Lola E. Ulam*

STATE OF OREGON, County of Klamath ) ss.

Dated on this 6th day of June, 1979, personally appeared the above named Jack P. Ulam and Lola E. Ulam and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

*Marlene J. Addington*  
Notary Public for Oregon  
My commission expires: 3-22-81

The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the the whole consideration." (Indicate which)

## WARRANTY DEED (INDIVIDUAL)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received to record on the 1st day of June, 1979 at 12:43 o'clock A.M. and recorded in book on page 14631 Records of Deeds of said County.

Witness my hand and seal of County, attested

By \_\_\_\_\_

County Clerk

By \_\_\_\_\_

*Bernard J. Letsch*

Date

After Recording Return to: Tax 51mcs.  
Mr. & Mrs. Rodney Olson  
510 Parkmore Avenue  
San Jose, CA 95128

38-18804-171

EASEMENT AGREEMENT

THIS AGREEMENT, made and entered into this 1st day of June, 1979 by and between GEORGE T. WINTER and GLADYS M. WINTER, h&w, first parties; HARLEY W. CUMBIE and CATHERINE L. CUMBIE, h&w, second parties; and RODNEY S. OLSON and JUDITH O. OLSON, h&w, third parties.

WHEREAS, GEORGE T. WINTER and GLADYS M. WINTER, first parties, are the owners, and HARLEY W. CUMBIE and CATHERINE L. CUMBIE, second parties, are the contract purchasers of the  $W\frac{1}{2}S\frac{1}{2}S\frac{1}{2}W\frac{1}{2}NW\frac{1}{4}$  of Section 27, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon;

and RODNEY S. OLSON and JUDITH O. OLSON, third parties, are the owners of the  $S\frac{1}{2}SE\frac{1}{4}SW\frac{1}{4}NW\frac{1}{4}$  of Section 27, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon;

WHEREAS the parties now join together to execute a non-exclusive easement for road purposes for ingress and egress to the property of the third parties over the South 30 feet of the  $W\frac{1}{2}S\frac{1}{2}S\frac{1}{2}W\frac{1}{2}NW\frac{1}{4}$  of Section 27, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

The third parties herein, their heirs, successors and assigns, in the creation of this easement, do hereby agree to maintain said easement and to assume the cost and expense of maintaining said easement in a reasonable manner as is necessary for the use and enjoyment of such right.

IN WITNESS whereof, the parties have executed this agreement on the day and year first above written.

*George T. Winter*  
by *John H. Pennington*  
his Atty in fact

GEORGE T. WINTER

*Gladys M. Winter*  
by *John H. Pennington*  
his Atty in fact

GLADYS M. WINTER

*Rodney S. Olson*  
x *Rodney S. Olson*  
RODNEY S. OLSON

*Judith Olson*  
x *Judith Olson*  
JUDITH OLSON

*Harley W. Cumbie*  
HARLEY W. CUMBIE

*Catherine L. Cumbie*  
CATHERINE L. CUMBIE

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STATE OF OREGON,

County of Klamath

ss.

On this the 20th day of June, 1979 personally appeared

JOHN GERETY

who, being duly sworn (or affirmed), did say that he is the attorney in fact for GEORGE T. WINTER and GLADYS M. WINTER, husband and wife and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

(Official Seal)

Before me:

*Susan C. Patzke*  
(Signature) 11/4 Commission Expires 11/2/82

(Title of Officer)

STATE OF OREGON,

County of Klamath

ss.

FORM NO. 23 — ACKNOWLEDGMENT

BE IT REMEMBERED, That on this 17th day of June, 1979, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Harley W. Cumbie and Catherine L. Cumbie

known to me to be the identical individual<sup>s</sup> described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

*Charmine Wells*

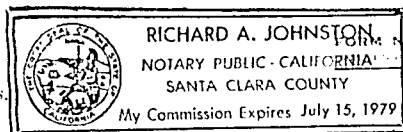
Notary Public for Oregon.

My Commission expires 1982

STATE OF CALIFORNIA

County of SANTA CLARA

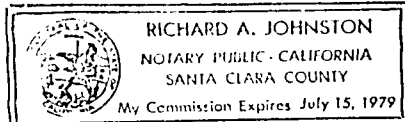
ss.



BE IT REMEMBERED, That on this 12th day of June, 1979, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Rodney S. Olson and Judith O. Olson

known to me to be the identical individual<sup>s</sup> described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



TH

*Richard A. Johnston*

Notary Public for

My Commission expires July 15, 1979

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 21st day of June A.D., 1979 at 10:43 o'clock A.M., and duly recorded in Vol 17 of Books on Page 14632.

FEE

WM. D. LEE, Notary Clerk

By *Bernetha A. Helock*

Deputy