

WARRANTY DEED Vol. 79 Page 15807

KNOW ALL MEN BY THESE PRESENTS, That Joseph Beal Miller and Calvin Loren Miller each as to an undivided one-half interest as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Lloyd H. Ross and Clementine C. Ross, 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 2, 3, 6 and 7 of Section 9, Township 36 South, Range 7 East of the Willamette Meridian, SAVING AND EXCEPTING THEREFROM that portion of Lot 3 contained in deed from Emma Hoches, a widow, sole heir of Albert Moses, to Arthur Davidson, dated April 4, 1941, recorded August 2, 1941, in Volume 140, page 125, Deed Records of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of Lot 3, Section 9, which point of beginning is also on the West line of the old Dalles-California Highway Right of Way; thence due South along the West line of said Lot 3, 313 feet to a point; thence due East 163 feet to a point in the West line of said Dalles-California Highway Right of Way; thence in a Northwesterly direction

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(continued on back)

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 those noted above and those apparent on the land, if any,

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 \$ 50,250.00

~~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 @, 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 3 day of July, 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)

Joseph Beal Miller  
Joseph Beal Miller  
Calvin Loren Miller  
Calvin Loren Miller

STATE OF OREGON, )  
County of Klamath ) ss.  
July 3, 1979

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_

Personally appeared \_\_\_\_\_ 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)

Before me:  
\_\_\_\_\_  
Notary Public for Oregon  
My commission expires: 8-5-79

\_\_\_\_\_  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

Joseph Beal & Calvin Loren Miller  
Star Route  
Chiloquin, Oregon 97624  
GRANTOR'S NAME AND ADDRESS

Lloyd H. & Clementine C. Ross  
Star Route  
Chiloquin, Oregon 97624  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Lloyd H. & Clementine C. Ross  
Star Route  
Chiloquin, Oregon 97624  
NAME, ADDRESS, ZIP

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

Lloyd H. & Clementine C. Ross  
Star Route  
Chiloquin, Oregon 97624  
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 \_\_\_\_\_

\_\_\_\_\_  
Recorder's Officer  
\_\_\_\_\_  
Deputy

15808

along the West line of said highway Right of Way line 352.9 feet to the point of beginning, containing 0.58 acres, more or less, being part of the allotment of Albert Moses, Al-1217.

SAVING AND EXCEPTING that portion of the above described property lying West of the Dalles-California Highway.

# SUBJECT TO:

1. These premises are within the boundaries of Modoc Irrigation District, and are subject to the rules, regulations, assessments and easements thereof, if any there may be.

2. Right of Way for transmission and distribution of electricity, including the terms and provisions thereof, given by F.A. Sutton and Purl L. Sutton, husband and wife, to the California Oregon Power Company, a California corporation, dated April 6, 1923, recorded April 16, 1923, in Volume 61, page 72, Deed Records of Klamath County, Oregon.

3. Reservations and restrictions contained in Land Status Report dated September 25, 1958, recorded October 2, 1958, in Volume 304, page 241, Deed Records of Klamath County, Oregon, as follows: "...Right of Way to Klamath County Court for Dalles-California Highway, approved by F. M. Goodwin, Assistant Secretary, on May 28, 1924, subject to the provisions of the Act of March 3, 1901 (31 Stat. L. 1058-1084) and Departmental Regulations thereunder; and subject also to any prior valid existing right or adverse claim.

"The above described property is subject to all other existing easements for public roads and highways, for public utilities, and for railroads and pipe lines 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 for as long as needed or used for or by the United States. (Dept. Instr., January 13, 1916, 44 L.D. 513.)"

STATE OF OREGON; COUNTY OF KLAMATH; ss.  
Filed for record at request of Klamath County Title Co.  
July 3rd day of July, of A. D. 1979 at 3:34 clock P. M., at  
N79, of Deeds  
Wm. D. MILNE, County  
By Shertha Clerk

Fee \$6.00

Page 15808  
return to:  
I. & Clement  
ute  
in, Oregon  
NAME, ADDRESS  
Requested all tax statements  
& Clement  
Oregon 97  
NAME, ADDRESS

along the West line of said highway Right of Way line 352.9 feet to the point of beginning, containing 0.58 acres, more or less, being part of the allotment of Albert Moses, A1-1217.

SAVING AND EXCEPTING that portion of the above described property lying West of the Dalles-California Highway.

SUBJECT TO:

1. These premises are within the boundaries of Modoc Irrigation District, and are subject to the rules, regulations, assessments and easements thereof, if any there may be.
2. Right of Way for transmission and distribution of electricity, including the terms and provisions thereof, given by F.A. Sutton and Purl L. Sutton, husband and wife, to the California Oregon Power Company, a California corporation, dated April 6, 1923, recorded April 16, 1923, in Volume 61, page 72, Deed Records of Klamath County, Oregon.
3. Reservations and restrictions contained in Land Status Report dated September 25, 1958, recorded October 2, 1958, in Volume 304, page 241, Deed Records of Klamath County, Oregon, as follows: "...Right of Way to Klamath County Court for Dalles-California Highway, approved by F. M. Goodwin, Assistant Secretary, on May 28, 1924, subject to the provisions of the Act of March 3, 1901 (31 Stat. L. 1058-1084) and Departmental Regulations thereunder; and subject also to any prior valid existing right or adverse claim.

"The above described property is subject to all other existing easements for public roads and highways, for public utilities, and for railroads and pipe lines 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 for as long as needed or used for or by the United States. (Dept. Instr., January 13, 1916, 44 L.D. 513.)"

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 3rd day of July A. D. 19 79 at 3:34 o'clock P. M., in

July recorded in Vol. M70, of Deeds Page 15308

Wm D. MILNE, County Clerk

Fee \$6.00

By Servetha J. Letch