

1-74

70286

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Lewis L. and Nona B. Hazelstein,
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Sharmar Land and Investments Company, an Oregon partnership, 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:

In Township 37 South, Range 9 East of the Willamette Meridian:

Section 20: All that portion of the S $\frac{1}{2}$ lying Easterly of that certain 60 foot road easement described in Book M-73 at page 16734, Klamath County Deed records and Westerly of Old Fort Road.

Section 28: All that portion of the N $\frac{1}{4}$ NW $\frac{1}{4}$ lying Westerly of Old Fort Road.

Section 29: All that portion of the N $\frac{1}{4}$ N $\frac{1}{2}$ lying Easterly of the certain 60 foot road easement described in Book M-73 at page 16734, Klamath County Deed Records and Westerly of Old Fort Road.

TOGETHER WITH: an undivided $\frac{1}{4}$ interest in existing irrigation well located in the NW $\frac{1}{4}$ Section 29, Township 37 South, Range 9 East of the Willamette Meridian, together with all easements from existing well on grantor's property to the above described property.

(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

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 \$ 73,822.09

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 \circledast , 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 26th day of September, 1977; 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

September 26, 1977

Personally appeared the above named Lewis L. Hazelstein and Nona B. Hazelstein

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: Jan. 28, 1978

STATE OF OREGON, County of _____) ss.

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)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

79-0

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of KLAMATH

I certify that the within instrument was received for record on the 9th day of JULY, 1979, at 3:45 o'clock P.M., and recorded in book M. 79 on page 16141 or as file/reel number 70286, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By Bernice H. Kelsch Deputy

Fee \$ 3.00