

1-1-74

70288

WARRANTY DEED

Vol. 179 Page 16147



KNOW ALL MEN BY THESE PRESENTS, That SHARMAR LAND and INVESTMENT COMPANY, an Oregon Partnership

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ANTHONY LAND and LIVESTOCK, INC., a Nevada Corporation, 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:

SEE EXHIBIT "A"

TOGETHER WITH: an undivided $\frac{1}{2}$ 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

Except reservations, restrictions, rights-of-way, easements of record and those apparent upon the land

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 \$ 100,000.00

However, the actual consideration consists of ~~the value given or promised which is part of the~~ consideration (indicate which). (The sentence between the symbols \odot , 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 11 day of May, 1978, 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)

SHARMAR LAND and INVESTMENT COMPANY,
an Oregon Partnership

Sharon M. Underwood

STATE OF OREGON,)
County of Klamath) ss.
May 11, 1978

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

Personally appeared the above named
Marshall E. Underwood
Sharon M. Underwood
and acknowledged the foregoing instrument to be ~~their~~ voluntary act and deed.

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)

(OFFICIAL SEAL)

Before me:

DONNA K. RICK

Notary Public for Oregon

My commission expires 1/2/79

Notary Public for Oregon

My commission expires:

SHARMAR LAND and INVESTMENT CO.

GRANTOR'S NAME AND ADDRESS

ANTHONY LAND and LIVESTOCK, INC.
432 Main Street, Suite 216
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
ANTHONY LAND and LIVESTOCK, INC.
432 Main Street, Suite 216
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

ANTHONY LAND and LIVESTOCK, INC.
432 Main Street, Suite 216
Klamath Falls, OR 97601

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

Recording Officer

By

Deputy

SPACE RESERVED
FOR
RECORDER'S USE

EXHIBIT "A"

DESCRIPTION:

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

Section 20: All that portion of the S1/2 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 NW1/4NW1/4 lying Westerly of Old Fort Road

Section 29: All that portion of the N1/2W1/2 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.

All of the above located in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Contract, including the terms and provisions thereof,

Dated: September 30, 1976
 Recorded: October 13, 1976 Book: M-76 Page: 16150
 Vendor: Winifred L. Emmich
 Vendee: Sharmar Land and Investment Company, an Oregon Partnership.

The vendors interest in said contract was assigned by instrument,

Dated: September 26, 1977
 Recorded: September 26, 1977 Book: M-77 Page: 18011
 To: Lewis and Nona B. Hagelstein

2. An easement created by instrument, including the terms and provisions thereof,

Dated: October 31, 1977
 Recorded: February 2, 1978 Book: M-78 Page: 2048
 In Favor Of: Pacific Power & Light Company
 For: Power lines in the W1/2SE1/4 of Section 20, T37 South, R9 East of the Willamette Meridian.

HENDERSON
& MOLATORE
ATTORNEYS AT LAW
426 MAIN STREET
KLAMATH FALLS,

EXHIBIT "A" - Page 1.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 9th day of July A.D., 19 79 at 3:46 o'clock P M., and duly recorded in Vol. 1179 of Deeds on Page 16147.

FEE \$6.00

WM. D. MILNE, County Clerk

By Bernetha J. Hirsch Deputy