

80781 71983

WARRANTY DEED

Vol. 179

Page 18785

KNOW ALL MEN BY THESE PRESENTS, That JAMES L. GARRETT, JR. and MARLEEN C. GARRETT, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PETER D. MOSTERDYKE

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:

A parcel of land situated in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 25, Township 39 South, Range 7 East of the Wilamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the intersection of the West line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ with the Southerly right of way line of Clover Creek Road, a county road, thence South 56° 29' 11" East along said right of way, 436.15 feet to a 5/8" iron pin marking the true point of beginning; thence leaving said right of way line South 38° 20' 44" West, 290.32 feet to an iron pin; thence South 41° 43' 19" East, 362.04 feet to a 5/8" iron pin on the Northerly right of way line of a public road; thence North 71° 21' 54" East 171.41 feet; thence North 34° 45' 25" East 246.26 feet to a 5/8" iron pin on the Southerly right of way of Clover Creek Road, thence North 56° 29' 11" West 436.15 feet to the true point of beginning, with bearings based on Survey No. 2869 as filed in Klamath County.

- Continued on the reverse side of this deed -
(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 and on the reverse side of this deed, or those apparent upon the land, if any, as of the date of this deed

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 \$87,000.00. 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 ©, 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 7th day of August, 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

August 7, 1979

Personally appeared the above named JAMES L. GARRETT, JR. and MARLEEN C. GARRETT, husband and wife

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6/19/83

STATE OF OREGON, County of

Personally appeared

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

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.

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Mr. and Mrs. James L. Garrett, Jr.
P.O. Box 181
Keno, OR

GRANTOR'S NAME AND ADDRESS

Mr. Peter D. Mosterdyke
P.O. Box 181
Keno, OR

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. Peter D. Mosterdyke
Same

NAME, ADDRESS, ZIP

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

Mr. Peter D. Mosterdyke
Same

NAME, ADDRESS, ZIP

STATE OF OREGON,

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.

By

Recording Officer

Deputy

SUBJECT TO:

1. Taxes for the fiscal year 1979-1980, a lien, not yet due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. Grant of Overhang Easement, including the terms and provisions thereof, for electric transmission lines, in favor of Pacific Power & light Company, a Maine Corporation, as disclosed by instrument recorded March 29, 1966 in Volume M66, page 2713, Microfilm Records of Klamath County, Oregon.
(This overhang easement is for two 12,000 volt primary wires along the South edge of a public road known as the Keno Plant Road and approximately 590' West of Clover Creek Road.)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.this 7th day of August A. D. 1979 at 2:28 o'clock P. M. oftuly recorded in Vol. M79, of Deeds on Page 18735

Wm D. MILNE, County Clerk

Fee \$7.00

By

Barbara H. Hetch