

72567

WARRANTY DEED

Vol. 1774 Page 19712

KNOW ALL MEN BY THESE PRESENTS, That ROBERT HERBERT and SHIRLEY A. HERBERT, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD L. REYNOLDS and ANITA REYNOLDS, 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:

That portion of the East  $\frac{1}{2}$  of the West  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 7, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

## 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. Easement, including the terms and provisions thereof, recorded January 29, 1953 in Deed Volume 259, page 38, Deed Records of Klamath County, Oregon, for electric transmission lines in favor of the Pacific Telephone and Telegraph Company.

(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, or those apparent upon the land, if any, as of the date of this deed

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 \$ 22,500.00

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 15th 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 CALIFORNIA

COUNTY OF Los Angeles

On this 17th day of August, 1979,

before me, the undersigned, a Notary Public in and for said County, personally appeared Robert Herbert and Shirley A. Herbert

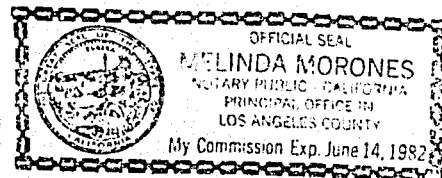
known to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that They executed the same.

Witness my hand and official seal.

Melinda Morones  
Notary Public in and for said County and State

Melinda Morones

Name (Typed or Printed)



3403(1/77)

(This area for official notarial seal)

Mr. and Mrs. Robert Herbert  
515 W. Duarte  
Arcadia, CA 91006

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Donald L. Reynolds  
5703 Milna Avenue  
Whittier, CA 90608

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Donald L. Reynolds  
5703 Milna Avenue  
Whittier, CA 90608

NAME, ADDRESS, ZIP

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

Mr. and Mrs. Donald L. Reynolds  
5703 Milna Avenue  
Whittier, CA 90608

NAME, ADDRESS, ZIP

fee 3.50

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 20th day of August, 1979, at 10:30 o'clock A.M., and recorded in book m79 on page 19712 or as tile/reel number 72567. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne County Clerk  
Recording Officer  
By: [Signature] Deputy