

## MOUNTAIN TITLE COMPANY

726932567

WARRANTY DEED

Vol. 1779 Page 19712

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

husband and wife

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

and ANITA REYNOLDS, husband and wife

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 REVERSE OF DEED FOR LEGAL DESCRIPTION

Re-recorded to correct legal description

(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

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 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

ss.

(INDIVIDUAL)

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(1/72)

(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

INDEXED

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 20th day of August, 1979, at 10 o'clock A.M., and recorded in book m79 on page or as file/reel number.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne - County Clerk

Recording Officer

By: [Signature] Deputy

MOUNTAIN TITLE COMPANY

19887

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, lying Southeasterly of Highway 140.

Also that portion of the West  $\frac{1}{2}$  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 lying Southeasterly of Highway 140.

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.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 22 day of August 10:21 A.M. A. D. 1979 at 10:21 o'clock M. or

fully recorded in Vol. 479 of Deeds on Page 19886

Wm D. MILNE, County Clerk

By Bernetha Heloich

Fee: \$7.00