

73597

WARRANTY DEED

Vol. 79 Page 21341

KNOW ALL MEN BY THESE PRESENTS, That JACK T. JAMAR

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN H. ZEHREN and LAVONDA R. ZEHREN, 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:

Lot 6 of Block 2, TRACT 1021, WILLIAMSON RIVER KNOLL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER with an undivided 1/80ths interest in and to the following described property:
The Easterly 60 feet of that portion of Government Lots 40, 41, 44 and 45, lying South of the Williamson River Knoll Subdivision and North of the Williamson River.

SUBJECT, however, to the following:

(continued on other 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 noted of record as of the date of this deed and 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 \$6,000.00. 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 1st day of September, 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)

Jack T. Jamar

Through the Courtesy of — CALIFORNIA TITLE COMPANY



Individual Acknowledgment

STATE OF CALIFORNIA

COUNTY OF VENTURA

On AUGUST 29, 1979 ss.

County and State, personally appeared

JACK T. JAMAR

known to me to be the person — whose name — subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.

H. G. SPLINTER

Notary Public in and for said County and State

Notary Seal



JOHN H. ZEHREN and LAVONDA R. ZEHREN
25 Goree Ct.
Martinez, CA 94553

GRANTEE'S NAME AND ADDRESS

After recording return to:

JOHN H. ZEHREN and LAVONDA R. ZEHREN
25 Goree Ct.
Martinez, CA 94553

NAME, ADDRESS, ZIP

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

JOHN H. ZEHREN and LAVONDA R. ZEHREN
25 Goree Ct.
Martinez, CA 94553

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

I certify that the within instrument was received for record on the day of 1979, 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

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(continued from other side)

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1. Reservations, including the terms and provisions thereof, in Deed between United States of America to Henry G. Wolff, recorded September 6, 1956 in Book 286, page 367, Deed Records of Klamath County, Oregon, as to sub-surface rights except as to water.
2. Reservations as contained in Deed from United States of America to Henry G. Wolff, recorded in Volume 326, page 589, Records of Klamath County, Oregon, as follows: "Title to the above-described property is conveyed subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights of way of record. All sub-surface rights except water, are hereby reserved in trust for Vernie Lee Wilson and Clifford Edgar Wilson, Klamath enrollees."
3. Reservations and restrictions as contained in plat dedication, to wit:
 1. Building set-back lines as shown on the annexed plat.
 2. A 16 foot public utilities easement centered on all back and side lot lines for the purpose of constructing and maintaining said public utilities with any fences or planting to be placed thereon at the lot owners risk.
 3. One foot street plugs and reserve strip as shown on the annexed plat to be dedicated to Klamath County and later released by resolution of the County Commissioners when the adjoining property is properly developed.
 4. All sanitary facilities subject to the approval of the County Sanitarian.
 5. Vehicular access rights to Williamson River-Chiloquin State Highway is vacated in Lots 1 thru 3 of Block 1.
 6. Any existing roads not shown on the annexed plat are hereby vacated.
 7. Any Deed restrictions or covenants that are on file in the Klamath County Clerk's office.
 8. All easements and reservations of record."
4. Declaration of Conditions and Restrictions, including the terms and provisions thereof, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded August 17, 1971 in Volume M71, page 8617, Microfilm Records of Klamath County, Oregon.
5. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
6. Rights of the public and of governmental bodies in and to any portion of the herein described premises lying below the high water mark of the Williamson River.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 7th day of September A. D. 1979 at 12:32 clock P.M., or

fully recorded in Vol. M79, of Deeds on Page 21341

Wm D. MILNE, County Clerk

By Berntha Shetch

Fee \$7.00

RECORDED
I hereby certify that the within instrument was duly recorded for record on the 17th day of September 1979 in Book 286, page 367, Deed Records of Klamath County, Oregon, and the same is hereby certified to be a true and correct copy of the original as the same appears from the records of said County.

Recording Officer
J. H. Smith