

1-1-74

73695

WARRANTY DEED

Vol. 177 Page 21498



KNOW ALL MEN BY THESE PRESENTS, That Robert Elross and Jean Elross,  
husband and wife,  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jacqueline L. Gobel  
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:

**PARCEL 2**

The SE $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 28 Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Subject, however, to the following:

1. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.
2. Rights of the public in and to any portion of the herein described property lying within the boundaries of public roads or highways, ditches, canals or utility easements.
3. Easement for pole line, including the terms and provisions thereof, by and between Mary J. Wilson to The Pacific Telephone and Telegraph Company, (For continuation of this document, see 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 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 \$ 8,000.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 24th day of July, 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)

*Robert Elross*  
Robert Elross  
*Jean Elross*  
Jean Elross

STATE OF OREGON, County of CLATSOP ss.

Sept 5th, 1979.

Personally appeared the above named Robert Elross and Jean Elross,  
husband and wife,

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

Before me:

(OFFICIAL SEAL) *John M. Clifton*  
Notary Public for ~~OREGON~~ CALIFORNIA  
My commission expires:

STATE OF OREGON, County of \_\_\_\_\_ ss.

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 \_\_\_\_\_

\_\_\_\_\_ a corporation, 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)  
Notary Public for Oregon  
My commission expires:

Elross

GRANTOR'S NAME AND ADDRESS

Gobel

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee  
1430 Iris Street  
Oakdale, California 95361  
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_ ss.

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.

SPACE RESERVED FOR RECORDER'S USE

By \_\_\_\_\_ Recording Officer  
Deputy

dated July 26, 1937, recorded December 15, 1937, in Volume 113 page 375, Deed Records of Klamath County, Oregon.  
4. Easement as disclosed by deed from Shamrock Development Company, Inc., an Oregon Corporation, to Robert Elross and Jean Elross, husband and wife, dated March 21, 1979, recorded April 4, 1979, in Volume M79 page 7358, Deed Records of Klamath County, Oregon, as follows: "... (4) A fifty foot easement over and across the hereby described property as disclosed by an unrecorded contract."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 10th day of September A. D. 1979 at 11:24 clock A. M., and

fully recorded in Vol. M79, of Deeds on Page 21498

Wm D. MILNE, County Clerk

By Bernetha J. Hitch

Fee \$7.00