

1-1-74

76440

WARRANTY DEED

Vol. 779 Page 25940

Chauvin

KNOW ALL MEN BY THESE PRESENTS, That Ronald O. Edwards and Wilton J.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

E. J. BOSSERMAN

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:

W $\frac{1}{2}$ E $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 29 Township 35 South, Range 12 East of the Willamette Meridian.

Subject, however, to the following:

1. Subject to 60 foot right of way for Indian Service Road No. S-55 approved by M. M. Zollar, Superintendent, Klamath Agency, Oregon, pursuant to the provisions of the Act of February 5, 1948, (62 Stat. 18; 25 U.S.C. 323-328); Public Law 587, August 13, 1954 (68 Stat. 772, Section 17); and Departmental Regulations (25 CFR 161, 22 FR 248, and subject to prior valid existing right or adverse claim, as recorded in Deed of Tribal property recorded June 18, 1964, in Volume 353 page 611, Deed records of Klamath County, Oregon.

(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 \$10,000.00. 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 16th day of October, 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)

(See reverse side of this deed for additional notary acknowledgment.)

STATE OF OREGON, IOWA

County of Iowa

October 23, 1979

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

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)

(OFFICIAL SEAL)

Notary Public for IOWA

My commission expires:

Notary Public for Oregon

My commission expires:

Edwards & Chauvin

GRANTOR'S NAME AND ADDRESS

Bosserman

GRANTEE'S NAME AND ADDRESS

After recording return to:

E. J. Bosserman
30 Corte Alegra
San Rafael, Calif. 94904

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/reel/volume No. _____ on page _____ or as document/tee/file/instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

2. Easement 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; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States. (Dept. Instr., January 13, 1916, 44 L.D. 513).

STATE OF OREGON, TEXAS

County of Hunt

FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NESE LAW FIRM, CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 29 day of October, 1979, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Wilton J. Chauvin

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Marteen Cost

Notary Public for OREGON, TEXAS Hunt Co.
My Commission expires July 31, 1980

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 2nd day of November, A.D. 1979 at 3:16 o'clock P.M. in

Book 79 of Deeds on Page 25940

Wm D. MILNE, County Clerk

By Bernetha Shetch

Fee \$7.00

STATE OF OREGON

Edwards & Chauvin

I certify that the within instrument was recorded for record on the 29 day of October, 1979, at 3:16 o'clock P.M. and recorded in book 79 of Deeds on page 25940. Witness my hand and seal of County of Hunt, State of Oregon, this 29 day of October, 1979.

Edwards & Chauvin