

1-1-74

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WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Garry W. Reed and Alta M. Reed, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Martin D. Hansen

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: The N $\frac{1}{2}$ of the N $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 21, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Subject, however, to the following:

1. The rights of the public in and to that portion of the premises herein described lying within the limits of existing roads.
2. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of Sprague River.

3. Reservations as contained in deed from Clifford J. Emmich, et ux, to Josephine L. Pavlik, recorded November 20, 1971 in Volume M71, page 563, Microfilm Records of Klamath County, Oregon, as follows:

"Grantor reserves for grantee and for adjoining property owners and their assigns, and successors, a 60 foot wide easement for joint user roadway and all other roadway purposes over and across (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 \$ 11,200.00

~~However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).~~ (The sentence between the symbols \odot , 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 8th day of March, 1977; 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)

Garry W. Reed

Alta M. Reed

STATE OF OREGON, County of _____) ss.

_____, 19____

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)

STATE OF OREGON,) ss.
County of Klamath
March 8, 1977

Personally appeared the above named Garry W. Reed and Alta M. Reed, husband and wife

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 5/26/78

Notary Public for Oregon

My commission expires:

Gary & Alta Reed
502 Racquet Club Circle
Rohnert Park, Calif. 94028

GRANTOR'S NAME AND ADDRESS

Martin D. Hansen
P.O. Box 242
Chiloquin, Ore. 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

Winema Real Estate
Box 376
Chiloquin, Oregon 97624

NAME, ADDRESS, ZIP

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

John Subers & Jo Ann Eltrich
Star Route 2 Box
Chiloquin, Oregon 97624

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of _____

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.

By _____

Recording Officer
Deputy

SPACE RESERVED
FOR
RECORDER'S USE

the property herein conveyed and;

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Also over and across a 60 foot wide strip of land laying West of, adjoining and parallel to the Easterly boundary of that part of Northwest $\frac{1}{4}$ of Northwest $\frac{1}{4}$ of Section 28, Township 34 South, Range 8 East of the Willamette Meridian that lays North of Sprague River Highway and;

Also over and across a 60 foot wide strip of land laying North of, adjoining, and parallel to the Southerly boundary of Southeast $\frac{1}{4}$ of Southwest $\frac{1}{4}$ of Section 21, Township 34 South, Range 8 East of the Willamette Meridian and;

Also over and across a 60 foot wide strip of land laying West of, adjoining, and parallel to the Easterly boundary of West $\frac{1}{2}$ of Southwest $\frac{1}{4}$ of Section 21, Township 34 South, Range 8 East of the Willamette Meridian, and;

Also over and across a 60 foot wide strip of land laying East of, adjoining, and parallel to the Westerly boundary of Southeast $\frac{1}{4}$ of Section 21, Township 34 South, Range 8 East of the Willamette Meridian, and;

Also over and across a 60 foot wide strip of land laying North of, adjoining, and parallel to the Southerly boundary of Southwest $\frac{1}{4}$ of Southwest $\frac{1}{4}$ of Northeast $\frac{1}{4}$ of Section 21, Township 34 South, Range 8 East of the Willamette Meridian."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 4th day of December A. D. 1979 at 10:24 o'clock AM., and

duly recorded in Vol. 479, of Deeds on Page 28029

W. D. MILNE, County Clerk

By Richard H. Voth

Fee \$7.00