

## MOUNTAIN TITLE COMPANY

78344

WARRANTY DEED

Vol. 779 Page 29090

KNOW ALL MEN BY THESE PRESENTS, That WEBB E. VAN METER who acquired title as WEBB E. VAN METER and VERBIL Z. VAN METER, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DALE L. ELLIS and JO ANN ELLIS, 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:

A piece or parcel of land situate in the N<sup>2</sup>SE<sup>1</sup>4NW<sup>1</sup>4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the center line of a 60 foot roadway from which the section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, and as marked on the ground by an iron pin driven therein, bears South 89° 44½' West along the said roadway center line 1353.8 feet, to a point in the West boundary of said Section 11, and North 0° 13½' West 1662.5 feet to said Section corner and running thence North 0° 01' West 331.5 feet to a point in the Northerly boundary of the said N<sup>2</sup>SE<sup>1</sup>4NW<sup>1</sup>4 of Section 11; thence North 89° 47' East along said boundary line 65.7 feet; thence South 0° 01' East 331.45 feet, more or less, to an intersection with the center line of the above mentioned roadway; thence South 89° 44½' West along said roadway center line 65.7 feet, more or less to the said point of beginning.

- CONTINUED ON THE 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 stated on the reverse side of this deed, or 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 \$ 9,000.00

However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 9,000.00. (If 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 19th day of December, 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)

WEBB E. VAN METER

VERBIL Z. VAN METER

STATE OF OREGON, } ss.  
County of Klamath  
December 18, 1979

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
Personally appeared \_\_\_\_\_, 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)

Before me: *Kristi L. Garrison*  
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6/19/83

Notary Public for Oregon

My commission expires:

Mr. and Mrs. Web E. Van Meter

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Dale L. Ellis  
4605 Denver  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:  
SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

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.

Recording Officer

By

Deputy

MOUNTAIN TITLE COMPANY

SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
4. Reservations and restrictions as contained in Deed recorded in Volume 156, page 255, Deed Records of Klamath County, Oregon, to wit:  
"Subject however, to the following easements and reservations:
  1. Easement of one-half of the right of way of the above mentioned 60 foot roadway.
  2. Easement for ditches and/or pipe lines to convey water for irrigation and domestic use, and for drainage purposes, for the benefit of adjoining property owners.
  3. That no dwelling house shall be placed upon said land to cost less than \$1,000.00, that such dwelling shall be finished in a workmanlike manner and shall be painted outside; that all buildings shall be setback at least 60 feet from the center line of Burton Lane."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 19th day of December A. D. 19 79 at 8:35 clock A.M., or

truly recorded in Vol. M79, of Deeds on Page 29090

Wm D. FINE, County Clerk

*Wm D. Fine*

Fee \$7.00