

K-32808

78689

WARRANTY DEED

Vol. 779 Page 29682

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM R. KENDALL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LOUIS J. ARATA and LINDA S. ARATA, 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:

All that portion of Lot 2 and the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 6 Township 39 South, Range 11 E.W.M. lying North of the Northerly right of way line of the Dairy-Bonanza Highway and East of the Easterly right of way line of Haskins Road.

Subject to:

1. Liens and assessments of Klamath Project and Horsefly Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
2. Easement and right of way, including the terms and provisions thereof given to State of Oregon, by and through its State Highway Commission, dated August 10, 1936, recorded August 27, 1936, Vol. 107, page 139, Deed Records of Klamath County, Oregon.

(continued on Reverse)

(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 reservations, restrictions, rights of way of record, those apparent on the land and that which is stated above and on the reverse of this document

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 \$ 56,000.00

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 18 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)

STATE OF OREGON,

County of Klamath

December 18, 1979

Personally appeared the above named William R. Kendall

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8.5.83

STATE OF OREGON, County of

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Personally appeared

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

William R. Kendall

GRANTOR'S NAME AND ADDRESS

Louis and Linda Arata

GRANTEE'S NAME AND ADDRESS

After recording return to:

Same as below

NAME, ADDRESS, ZIP

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

Louis and Linda Arata

Rt 1 Box 800 Bonanza, Or 97623

STATE OF OREGON,

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/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.

By

29683

3. Easement and right of way, including the terms and provisions thereof, granted to the California Oregon Power Company by instrument dated July 18, 1941, recorded August 21, 1941, Vol. 140, page 431, Deed Records of Klamath County, Oregon.

4. Right of way for pipe line, including the terms and provisions thereof, given by Frank Tofell et ux., to Pacific Gas Transmission dated March 1, 1960, recorded March 21, 1960, Vol. 319, page 586, Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 27th day of December A. D. 1979 at 2:49 o'clock ^P M., and

only recorded in Vol. M79, of Deeds on Page 29682

Wm D. MILNE, County Clerk

By Lernetha Shetsch

Fee \$7.00