

78714

1-32571

Vol. 177

Page

23727

WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

Darrell V. Owens, widower of Gladys E. Owens, deceased
conveys and warrants to Robert Picone and Ruth Picone, husband and wife, as to an undivided 1/2
interest; and Charles T. Palmer and Rita Palmer, husband and wife, as to an undivided 1/2
interest free of encumbrances except as specifically set forth herein situated in Klamath
County, Oregon, to-wit:

See "Exhibit A" attached hereto and made a part hereof
consisting of one (1) page.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)
The said property is free from encumbrances except

1. All general and special taxes for the fiscal year 1979-1980.
2. Any covenants, conditions, restrictions, reservations, rights, rights of way and easements of record.

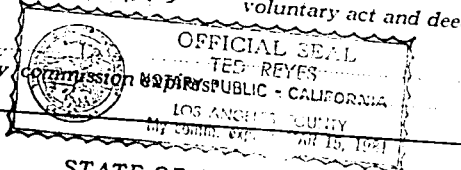
The true consideration for this conveyance is \$3,000.00

(Here comply with the requirements of ORS 93.030)

Dated this 10th day of December, 1979

Darrell V. Owens
Darrell V. Owens

CALIFORNIA
STATE OF OREGON, County of Los Angeles) ss. DECEMBER 17th, 1979
TED REYES Personally appeared the above named DARRELL V. OWENS
NOTARY PUBLIC - CAL and acknowledged the foregoing instrument to be HIS voluntary act and deed.
Comm. Exp. 12-15-1983
Los Angeles County
16404 SO. VERMONT AVE
GARDENA, CA 90247
Before me: *Ted Reyes*
Notary Public for Oregon—My commission expires 12-15-1981



WARRANTY DEED	
GRANTOR	
GRANTEE	
GRANTEE'S ADDRESS ZIP	
After recording return to:	
NAME, ADDRESS, ZIP	
Until a change is requested, all tax statements shall be sent to the following address:	
NAME, ADDRESS, ZIP	

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON } ss.
County of
I certify that the within instru-
ment 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

DESCRIPTION:

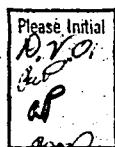
"EXHIBIT A" to Warranty Deed-Statutory Form executed by Darrell V. Owens dated December 10, 1979

The following described real property situate in Klamath County, Oregon:

West Half of the Southwest Quarter of the Northwest Quarter of Section 32, Township 35 South, Range 11 East of the Willamette Meridian.

3. Reservations and restrictions contained in deed from the United States of America to Marie Lyon et al, dated July 22, 1959, recorded July 27, 1959, Volume 314 page 383 Microfilm records of Klamath County, Oregon, as follows: "Title to the above described property is conveyed subject to a 60-foot right of way for Indian Service Road No. S-59(1), approved February 11, 1959, By M. M. Zollar, Superintendent, Klamath Indian Agency, 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, 11FR 248), and subject to prior valid existing right or adverse claim. Title to the above described property is conveyed subject to all other existing easements 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)."

4. Reservations and restriction contained in deed from Klamath Land Co., an Oregon Corporation to Darrell V. Owens and Gladys E. Owens, husband and wife, dated February 28, 1972, recorded March 3, 1972 Volume M72 page 2361, Microfilm records of Klamath County, Oregon, as follows: "Reservations, Easements and Rights-of-Way. The Grantor, its successors or assigns, does hereby reserve to itself, with the right to transfer by deed to the county and does hereby create and grant perpetual easements for ingress and egress and/or for utility purposes over, across and under a strip of land 30 ft. in width extending in a north and south direction and being the easterly 30 feet and westerly 30 feet of the parcel being demised here under and all easements of record. Oil & Mineral reservations: The Grantor Reserves 50 per cent of all coal, oil, petroleum, minerals and other hydrocarbon substances lying below the surface of said land, but without any rights to the grantors, their heirs, executors, or assigns, to enter upon the surface of said land for the purpose of taking therefrom any such substances mentioned therein."



STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.
on 28th day of December A. D. 1979 at 11:59 o'clock A. M., and
duly recorded in Vol. M79, of Deeds on Page 29727

W. D. MILNE, County Clerk

By Luretha [Signature]

Fee \$7.00