

1-1-74

79759

WARRANTY DEED

Vol. 1180 Page 1444



KNOW ALL MEN BY THESE PRESENTS, That James R. DeBaun, as Trustee,
pursuant to Declaration of Trust dated 9/7/72
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Forrest D.
Epperson and Linda J. Epperson, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

"Township 35 South, Range 10 E.W.M., Section 34: that portion of
the SE 1/4 that lies South of Cherrywood Lane, a platted road of
Juniper Acres, excepting therefrom the S 1/2 SW 1/4 NW 1/4 SE 1/4
and further excepting therefrom the N 1/2 NW 1/4 SW 1/4 SE 1/4,
being 94 acres more or less"

SUBJECT TO contracts and/or liens for irrigation and /or drainage
and reservations, easements, restrictions and rights of way of
record and those apparent on the land.

(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
above-noted

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 \$ 22,850.64
However, the actual consideration consists of or includes other property or value given or promised which is
the consideration, being compliance with Decree in Klamath Co. CC case #78-679E
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 _____ day of _____, 19____;
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)

OFFICIAL SEAL
CAROL STOCK
NOTARY PUBLIC CALIFORNIA
PRINCIPAL OFFICE IN
SAN BERNARDINO COUNTY
My Commission Expires Feb. 16, 1981

James R. DeBaun

CALIFORNIA

STATE OF ~~OREGON~~ }
County of San Bernardino } ss.
January 4, 1980

Personally appeared the above named
James R. DeBaun

and acknowledged the foregoing instru-
ment to be his voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Carol Stock
Notary Public for ~~OREGON~~ California
My commission expires: Feb. 16, 1981

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 be-
half 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)

Notary Public for Oregon
My commission expires:

James R. DeBaun

BC 1-10

Big Bear Lake CA 92315

GRANTOR'S NAME AND ADDRESS

Forrest & Linda Epperson

Star Route, Box 17A

Chiloquin, Oregon 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

Steven A. Zamsky, P.C.

110 North Sixth, Suite 207

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Forrest & Linda Epperson

Star Route, Box 17A

Chiloquin, Oregon 97624

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
23rd day of January, 1980,
at 4:17 o'clock P.M., and recorded
in book M-80 on page 1444 or as
file/reel number 79759,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Wm. D. Milne - County Clerk

Jacqueline J. Milne
By _____ Recording Officer
Deputy

Fee \$3.50

ck
502