

000S 80091

WARRANTY DEED

Vol. 1780 Page 1999

KNOW ALL MEN BY THESE PRESENTS, That William E. Power and Joan M. Power, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Helen M. Ness, 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

Lot 2 in Block 6 of River Pine Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Subject to acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder.

Subject to all contracts, water rights, proceedings, taxes and assessments relation to irrigation, drainage, and/or reclamation of said lands; and all rights of way for roads, ditches, canals, and conduits, if any of the above there may be.

Subject to access restrictions and other terms and provisions contained in deed from Charles to Edwards et ux., to State of Oregon, by and through its State Highway Commission, recorded June 20, 1952, in Deed Volume 255 page 329, and deed from Tom Sly to State of Oregon, by and through its State Highway Commission, recorded June 10, 1952, in Deed Volume 257 page 539, records of Klamath County, Oregon

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(See 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

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 \$2,995.00

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 28 day of January, 1980; 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)

William E. Power
Joan M. Power

STATE OF OREGON,

County of Marion

1123

1980

STATE OF OREGON, County of

19

Personally appeared

and

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

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)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: October 2, 1982

Notary Public for Oregon

My commission expires:

William Power & Joan M. Power
146 Kevin Way S.E.
Salem, Oregon 97302

GRANTOR'S NAME AND ADDRESS

Helen M. Ness
2377 Corral Drive
Springfield, Oregon 97477

GRANTEE'S NAME AND ADDRESS

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

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 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

SPACE RESERVED
FOR
RECORDER'S USE

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1955

KNOW ALL MEN BY THESE PRESENTS, that William E. Power and Joan M. Power, husband and wife

Subject to right of way for transmission line, including the terms and provisions thereof, given by Charles T. Edwards and Emma Edwards, husband and wife, to Midstate Electric Cooperative, Inc., a cooperative corporation, dated August 15, 1952, recorded January 2, 1955, in Deed Volume 258 page 452, records of Klamath County, Oregon

Subject to building and use restrictions for River Pine Estates recorded July 14, 1965, in Deed Volume 363 page 180, records of Klamath County, Oregon, as shown in Exhibit A.

Subject to all contracts, water rights, proceedings, taxes and assessments relation to irrigation drainage, and/or reclamation of said lands, and all rights of way for roads, ditches, canals, and

STATE OF OREGON; COUNTY OF KLAMATH; as subject to access restrictions and other terms and provisions contained in deed from Charles T. Edwards et al. to State Highway Commission recorded in Deed Volume 339, page 329, and deed from Tom J. to State of Oregon by and through its State Highway Commission recorded in Deed Volume 339, page 329, on Page 1999

luly recorded in Vol. 180, of Deeds Fee \$7.00 Wm D. MILNE, County Clerk

Grantor will warrant and forever defend the said premises and forever defend the lawful claims and demands of all persons whose interest in the above described encumbrances

The true and actual consideration paid for this transfer in terms of dollars is \$2,000.00 However, the actual consideration consists of or includes other property or value given or promised which is the whole of the consideration (indicate which) (The balance of the consideration should be deleted. See ORS 33.030.)

In Witness Whereof, the grantor has executed his instrument this 21st day of January, 1965, at Medford, Oregon.

It is a corporate grantor, it has caused its name to be signed and sealed by its officers, duly authorized thereto by order of its board of directors

STATE OF OREGON, County of Klamath

Personally appeared above named William E. Power and Joan M. Power, husband and wife, who being duly sworn, depose and say that the foregoing instrument is the voluntary act and deed of said corporation and that said instrument was signed and sealed by each of its 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

STATE OF OREGON, County of Klamath

William E. Power & Joan M. Power, The Kevin May E.E. Sales, Oregon 97502

Record of Deeds of said County

Witness my hand and seal of County, this 21st day of January, 1965

Recording Officer

Deputy

After recording return to

NAME ADDRESS ZIP

NOTE: A change is requested, all transactions must be sent to the following address