1 FORM No. 633-WARRANTY DEED (Individual or Corporate). MTC- 8500 NESS LAW PUBLISHIN ORTLAND, OR. 972 80302 Vol.mgo Page WARRANTY DEED 2320 KNOW ALL MEN BY THESE PRESENTS, That TEDDY T. MCCLELLAN and MARY McCLELLAN, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by..... MICHAEL P. HOFF and CYNTHIA M. HOFF, 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: parcel of land in Lot 5, Block 1, West Chiloquin Addition to the city of Chiloquin, Klamath County, Oregon, described as follows: the Sou westerly 6.8 feet of the tract described in that certain deed to the the Southcity of Chiloquin which is recorded in Klamath County, Oregon, Deed Records, Volume 341 at page 528. SUBJECT, however, to the following: 1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways. 2. Rights of the public and of governmental bodies in and to any portion of the herein described premises lying below the high water mark of the (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 80 FEU 6 AH 9 35 grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed, 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 \$ \_\_\_\_\_\_ "However, the actual-consideration-consists of or includes other property or value given or promised which is they where part of the consideration (indicate which). (The sentence between the symbols 0, 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 15thday of January, 19.80; 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. loldy J J Teddy T. McClellan (If executed by a corporation, affix corporate seal) x Mary McClellan Mary McClellan STATE OF CALIFORNIA COUNTY OF LOS ANGELES SS. STATE OF OREGON, County of 1-15-80 On . \_\_\_\_ before me, the undersigned, a Notary Public in and for said .. and State, personally appeared .....who, being duly sworn, TEDDY T. MCCLELLAN AND say that the former is the MARY MCCLELLAN t and that the latter is the 1 of ..... \_, known to me to be the person \_S\_\_ whose name\_S\_ ument is the corporate seal as signed and sealed in besubscribed to the within instrument and acknowledged that they executed the same. rd of directors; and each of oluntary act and deed. WITNESS my hand and official seal. OFFICIAL SEAL R. V. MINDER NOTARY PUBLIC - CALIFORNIA Minde Signature\_ (OFFICIAL SEAL) LOS ANGELES COUNTY My comm. expires JUN 19, 1980 Teddy T. & Mary McClellan 952 Chippendale STATE OF OREGON, Glendora, Calif. 91740 County of ..... I certify that the within instru-Michael P. & Cynthia M. Hoff 3431 Halderman St ment was received for record on the Mar Vista, Calif 90066 After recording return to: ACK HESERVED book/reel/volume No.....on in FOR Michael P. & Cynthia M. Hoff páge .....or as document/fee/file/ RECORDER'S USE 3431 Halderman<sup>C</sup>St Mar Vista, Calif, 90066 NAME, ADDRESS, 21P instrument/microfilm No. ....., Record of Deeds of said county. NAME, ADDRESS, ZIP Witness my hand and seal of Until a change is requested all tax statements shall be sent to the following address. County affixed. Michael P. & Cynthia M. Hoff TITLE 3431 Halderman St. NAME Mar Vista, Calif 900 9.006.6 By ...... 

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3. Right of Way, including the terms and provisions thereof, from R. C. Spink, et ux, to the California Oregon Power Company, dated March 16, 1923, recorded March 27, 1923 in Volume 61 at page 15, Deed Records of Klamath County, Oregon, as adjusted by the terms and provisions of easement from R. C. Spink, et ux, to the California Oregon Power Company, Deed Records of Klamath County Oregon Deed Records of Klamath County, Oregon. dufy suthorized thefe by

4. Subject to the terms and provisions of that certain Easement recorded December 3, 1959 in Volume 317, page 475, Deed Records of Klamath County, Oregon, in favor of the City of Chiloquin for operation, main-tenance, connection and all appurtenances for a domestic water pipeline (Affects Lots 4 and 5, Block 1, WEST CHILOQUIN)

STATE OF OREGON; COUNTY OF KLAMATH; 58. Ind for record at request of <u>Mountain Title Co.</u>

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