

81552

Recorded at the request of:

m
Vol. 80 Page 4290

CARR, KENNEDY, PETERSON & FROST

When recorded mail to:

CARR, KENNEDY, PETERSON & FROST
A Law Corporation
P. O. Box 2007
Redding, California 96099

WARRANTY DEED

THIS INDENTURE WITNESSETH that DAVE WILLIAM LORENZ, hereinafter referred to as "Grantor", for good and valuable consideration has bargained, sold and by these presents does hereby grant, sell and convey unto TOTTIE W. J. LORENZ, as her sole and separate property, a 1/4 undivided interest in the following described real property, situate in the County of Klamath, State of Oregon, described as follows:

All in Township 36 South, Range 13 East of the Willamette Meridian:

Section 11: E 1/2 and the SW 1/4;
Section 12: All;
Section 13: NE 1/4, N 1/2 NW 1/4 and E 1/2 SE 1/4;
Section 24: N 1/2, and N 1/2 SE 1/4; and

All in Township 36 South, Range 14 East of the Willamette Meridian:

Section 7: S 1/2 N 1/2 S 1/2 and S 1/2 S 1/2;
Section 18: Lots 1, 2, 3 and 4;

SUBJECT TO:

1. Terms and provisions as set forth in Land Status Report, dated August 13, 1958 and recorded October 14, 1958 in Volume 304 at page 640, Deed Records of Klamath County, Oregon.
2. The rights of the public and of Governmental bodies in and to any portion of the above property lying below the high water mark of the Sprague River.
3. Subject to such rights for railroad purposes as the Oregon California and Eastern Railroad Company may have under the Act of March 2, 1899 (30 Stat. 990).
4. Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder. All contracts, water rights, proceedings, taxes and assessments relating to irrigation, drainage and/or reclamation of said lands; and all rights of way for roads, ditches, canals and conduits, if any there may be.
5. The rights of the public in and to that portion of the above property lying within the limits of road or highways and railroad rights of way.

6. Easement, created by instrument, including the terms and provisions thereof, dated June 18, 1965, recorded June 25, 1965 in Book 362 at page 447, Deed Records of Klamath County, in favor of United States of America for Boulder Creek Road projects.

7. Also subject to the outstanding grazing lease on the premises which shall terminate no later than December 31, 1969.

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 above granted 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.

WITNESS Grantor's hand this 3rd day of March, 1980.

Dave William Lorenz
DAVE WILLIAM LORENZ

STATE OF CALIFORNIA)
COUNTY OF SHASTA) ss.

On this the 3rd day of March, 1980, before me, the undersigned, a Notary Public in and for said State, personally appeared DAVE WILLIAM LORENZ, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

WITNESS my hand and official seal the day and year first above written.

Dorothea M. Heath
Notary Public



STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Daniel S. Frost
his 6th day of March A. D. 1980 at 2:49 o'clock P M., an-
tuly recorded in Vol. M80, of Deeds on Page 4290

Fee \$7.00

Wm D. MILNE, County Cl.
Dorothea M. Heath