

1-1-74

81574

WARRANTY DEED

Vol. 780 Page

4328



KNOW ALL MEN BY THESE PRESENTS, That

HENLEY LAND COMPANY, Inc., an Oregon corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

KLAMATH COUNTY, a political subdivision of the State of Oregon 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:

A tract of land located in Tract #1085 - COUNTRY GREEN, a duly recorded subdivision in Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of Lot 12, Block 4 of said subdivision; thence South 00°37'28" West 262.00 feet; thence South 89°22'32" East, 60.00 feet; thence North 00°37'28" East, 262.00 feet to the Northwest corner of Lot 1, Block 3 of said subdivision; thence North 89°22'32" West, 60.00 feet to the point of beginning.

The above described tract of land is shown as BELLM DRIVE on the plat of Tract #1085 - COUNTRY GREEN.

(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 those shown on the reverse side hereof

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 \$ 0.00.

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 93.939.)

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 12 day of February, 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.

HENLEY LAND COMPANY, INC.

BY William T. McGaughey
President(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,)
County of) ss.
19

Personally appeared the above named

and acknowledged the foregoing instrument to be voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of Klamath) ss.
February 12, 19 80

Personally appeared William McGaughey and who, being duly sworn,

each for himself and not one for the other, did say that he is the president of HENLEY LAND COMPANY, INC.

of HENLEY LAND COMPANY, INC. 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 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:

Notary Public for Oregon

My commission expires: 3/30/83

(OFFICIAL
SEAL)

HENLEY LAND COMPANY, INC.
an Oregon corporation

GRANTOR'S NAME AND ADDRESS

Klamath County, Oregon

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath County, Oregon

NAME, ADDRESS, ZIP

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

Klamath County, Oregon

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of) ss.

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

EXCEPTIONS TO TITLE:

CHIEF CLERK

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1. Taxes or assessment which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; pending proceedings for vacating, opening or changing of streets or highways preceding entry of the ordinance or order therefor.
2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possessions thereof.
3. Easements, claims of easement or encumbrances which are not shown by the public records; unpatented mining claims, reservations or exceptions in patents or in acts authorizing the issuance thereof; water rights, claims or title to water.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose.
5. Acreage and use limitations under provisions of United States statutes and regulations issued thereunder.
6. Liens and assessments of Klamath Project and Enterprise Irrigation District and regulations, contracts, easements, water and irrigation rights in connection therewith.
7. Rules, regulations and assessments of South Suburban Sanitary District.
8. Right of way, including the terms and provisions thereof, given by Burrell Short et ux to California-Oregon Power Company, a California corporation, dated March 3, 1932, recorded March 10, 1932, Vol. 97, page 155, Deed Records of Klamath County, Oregon.
9. Right of way for transmission line, including the terms and provisions thereof, given by Clarence J. Gober et ux to the California Oregon Power Company a California corporation, dated April 18, 1957, recorded May 2, 1957, Vol. 291, page 438, Deed records of Klamath County, Oregon.
10. Easements and restrictions shown on the plat of Tract 1085 Country Green.
11. Declaration contained on the plat of Tract 1085 Country Green.
12. Declaration recorded July 30, 1974, Vol. M74, page 9272, Deed Records of Klamath County, Oregon, and amendment thereto recorded June 30, 1975, Vol. M75, page 7360, Deed records of Klamath County, Oregon.
13. Easements and right of way for transmission line, including the terms and provisions thereof, given by Henley Land Co., Inc. an Oregon corporation, to Pacific Power & Light Company, a corporation, dated August 13, 1974, recorded August 15, 1974, Vol. M74, page 9954, Deed Records of Klamath County, Oregon.

STATE OF OREGON

THE KAMATH PROJECT
ENTERPRISE IRRIGATION DISTRICT

CHIEF CLERK

PARTIAL RELEASE OF MORTGAGE

KNOWN ALL MEN BY THESE PRESENTS, That FIRST SERVICE CORPORATION OF SOUTHERN OREGON, An Oregon Corporation, in consideration of \$1.00 and other good and valuable considerations to it paid by HENLEY LAND COMPANY, INC., an Oregon Corporation, does hereby release from the lien of that certain mortgage dated July 9, 1974 and recorded July 12, 1974 in volume M-74, Page 8503, Mortgage Records of Klamath County, Oregon, the portion of the mortgaged premises described as follows:

A tract of land located in Tract #1085 COUNTRY GREEN, a duly recorded subdivision in Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of Lot 12, Block 4 of said subdivision; thence S 00°37'28" W, 262.00 feet; thence S 89°22'32" E, 60.00 feet; thence North 00°37'28" E, 262.00 feet to the Northwest corner of Lot 1, Block 3 of said subdivision; thence N 89°22'32" W, 60.00 feet to the point of beginning.

The above described tract of land is shown as Bellm Drive on the plat of Tract #1085 COUNTRY GREEN.

and that the remainder of said land in said mortgage specified shall remain subject thereto as heretofore.

IN WITNESS WHEREOF, First Service Corporation of Southern Oregon, an Oregon Corporation, pursuant to a resolution of it's Board of Directors, duly and legally adopted, has caused these presents to be signed by it's President and it's Secretary-Treasurer and it's corporate seal to be hereunto affixed this 31st day of January, 1980.

FIRST SERVICE CORPORATION OF SOUTHERN
OREGON, an Oregon Corporation

By

James D. Bocchi
James D. Bocchi, President

By

Mary Bothwell
Mary Bothwell, Secretary-Treasurer

STATE OF OREGON)
) ss.
COUNTY OF KLAMATH)

On the 31st day of January, 1980, before me appeared James D. Bocchi and Mary Bothwell, both to me personally known, who being duly sworn did say that he, the said James D. Bocchi is the President and she, the said Mary Bothwell is the Secretary-Treasurer of First Service Corporation of Southern Oregon, an Oregon Corporation, the within named corporation, and the said instrument was signed and sealed in behalf of said corporation by authority of it's Board of Directors and the said James D. Bocchi and Mary Bothwell acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year last above written.



Lucas Owens
Notary Public for Oregon

My commission expires: 5/14/80

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Engineer
this 6th day of March A. D. 1980 at 4:25 o'clock P. M., on
uly recorded in Vol. M80, of Deeds on Page 4328

Wm. D. MILNE, County Clerk

By Bernetha Phelps

No Fee