



WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

RUBY L. EDGAR

LEONARD H.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SANDWICK and EVA D. SANDWICK, 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:

Tract Number 17, of ALTAMONT SMALL FARMS, located in Section 15, Township 39 South, Range 9 E., W.M., in Klamath County, Oregon. filed on September 13, 1926 in Book 5 at page 87, in the office of the County Recorder of said County.

EXCEPTING THEREFROM all that portion of land as described in the deeds to Great Northern Railway Company, a Minnesota corporation, recorded October 3, 1939 in Book 124 of Deeds at Page 569, and recorded February 6, 1961 in Volume 327 of Deeds at Page 227 in the office of the County Recorder of said Klamath County.

(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 set forth on reverse and apparent upon the land

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 \$ 55,000.00. 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 8th day of March, 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)

STATE OF OREGON,

County of Klamath } ss.
March 8, 1980Personally appeared the above named
Ruby L. Edgar

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

Before me:
(OFFICIAL SEAL) Judy B. Blubaugh
Notary Public for Oregon
My commission expires: 8-23-81STATE OF OREGON, County of } ss.
19Personally 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 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)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Leonard H. & Eva D. Sandwick
2795 Patterson Street
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of

I certify that the within instrument was received for record on the
day of _____, 19at _____ 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.

By

Recording Officer
Deputy

SUBJECT TO:

1. Regulations of Klamath Irrigation District. 2. An easement created by instrument recorded December 27, 1929 in Volume 89, page 481. 3. An easement created by instrument recorded April 9, 1957 in Volume 291, page 111. 4. Trust Deed in favor of Peoples Mortgage Company, recorded August 18, 1976 in Volume M76, page 12811, and assigned by instrument recorded January 19, 1977 in Volume M77, page 1020, to Franklin Savings Bank of New York, which trust deed the Grantees herein agree to assume and pay according to terms contained therein.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

and for record at request of Frontier Title Co.

on 10th day of March A. D. 1980 at 3:16 o'clock P. M., and

filed for record in Vol. 280, of Deeds on Page 4557

Wm D. MILNE, County Clerk

By Bernetha Adelsch

Fee \$7.00