

TC

52406

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Charles Perez and Nadine E. Perez, and Robert Perez and Lucille G. Perez, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Clement K. H. Lee

, 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:

4 Township 36 South, Range 10 E.W.M., Klamath County, Oregon

Section 3: That part of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ that lies East of the Sprague River Highway, and

The Southerly 660 feet of said Section 3 that lies West of the Sprague River Highway and East of Sprague River; and

Beginning at a point at the Southwest corner of said Section 3, thence North 1320 feet, thence East 660 feet, thence South 57°30' East to the Sprague River, thence South along the Sprague River to the South section line of said Section 3, thence West to the point of beginning.

Section 2: South $\frac{1}{4}$ of Northwest $\frac{1}{4}$; Southwest $\frac{1}{4}$ of Northeast $\frac{1}{4}$; North $\frac{1}{4}$ of Southwest $\frac{1}{4}$; Southwest $\frac{1}{4}$ of Southwest $\frac{1}{4}$; North $\frac{1}{4}$ of North $\frac{1}{2}$ --(or Government Lots 1, 2, 3, and 4); and

Grantor (Seller) grants to Grantee (Buyer) and Grantee's successors, an undivided $\frac{3}{8}$ interest of an easement, being 70 feet in width and lying 35 feet on each side of the centerline, beginning at a point on the Westerly right of way line of the Sprague River Highway, being 1125 feet northwesterly along the westerly right of way line of said highway from its intersection with the south line of Section 3, running thence in a westerly direction to an irrigation pump as now located on the ground, for as long as grantee pays pro-rata cost to operate and maintain said pumps and irrigation system. ~~Grantor reserves an irrigation easement along the westerly boundary of that part of South $\frac{1}{2}$ of Southeast $\frac{1}{4}$ of Section 3, that lies east of the Sprague River Highway running in a Northerly direction to the Southerly boundary of the property contiguous to the property herein conveyed.~~ *dm*

Charles Perez and Nadine E. Perez, and Robert Perez and Lucille G. Perez
447 Greenwood Drive
Santa Clara, Calif. 95050

Clement K. H. Lee
c/o Hong Sang Bank Limited
77 Don Jooux Road Central,
Hong Kong, B.C.C.

After recording return to:

TA donna

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON

ss.

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/real 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

5706

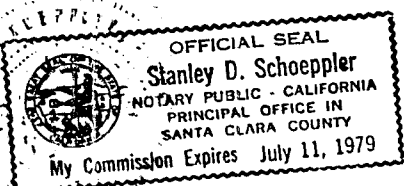
To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except those which are disclosed in title insurance dated September 19, 1975,

and that they 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.
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 275,000.00
~~This deed is the actual consideration paid for this transfer, stated in terms of dollars, is \$ 275,000.00~~
~~the true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 275,000.00~~
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 24th day of September, 1975 ;
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

Charles Perez
Nadine E. Perez
Robert Perez
Lucille G. Perez

(If executed by a corporation, affix corporate seal)

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA ss.



On this 24th day of September in the year one thousand nine hundred and Seventy Five before me, a Notary Public, State of California, duly commissioned and sworn, personally appeared CHARLES PEREZ AND NADINE E. PEREZ, HIS WIFE AND ROBERT PEREZ AND LUCILLE G. PEREZ, HIS WIFE known to me to be the person s. whose names ARE subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the County of SANTA CLARA the day and year in this certificate first above written.

Stanley D. Schoeppler
Notary Public, State of California
Stanley D. Schoeppler
My commission expires My Commission Expires July 11, 1979
Printed 12/72

Cowdery's Form No. 32-Acknowledgement (C. C. Sec. 1190a)
STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 26th day of March A.D., 19 80 at 4:01 o'clock P M., and duly recorded in Vol 1107 of Books on Page 5705
FEE
WM. D. MILNE, County Clerk
By *Barbara White* Deputy