

MTC 8558

WARRANTY DEED

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52447

KNOW ALL MEN BY THESE PRESENTS, That Leland D. Hon and Dorothea M. Hon, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James R. Becker and Lynn D. Becker, 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:

Lots 18 and 19, WOODLAND PARK, together with an undivided 2/88ths interest in the following described land, 2 parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being more particularly described in the attached Exhibit A.

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.

(continued on reverse side)

(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 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,

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 \$ 10,000.00

~~Whereof the sum of \$10,000.00 is cash and the sum of \$0.00 is other property or value given or received which is~~
~~not to be considered as part of the consideration for this transfer.~~ (The sentence between the symbols (1), 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 26th 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
March 26, 1980

Personally appeared the above named Leland D. Hon and Dorothea M. Hon, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: July 16, 1980

STATE OF OREGON, County of

Personally appeared, 19, 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:

Leland D. and Dorothea M. Hon
P.O. Box 703
Chiloquin, Oregon 97624

James R. and Lynn D. Becker
1200 Kintzley Avenue
Springfield, OR 97477

After recording return to:

James R. and Lynn D. Becker
1200 Kintzley Avenue
Springfield, OR 97477

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

James R. and Lynn D. Becker
1200 Kintzley Avenue
Springfield, OR 97477

STATE OF OREGON,

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/reel/volume No. on page or as document fee file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

By

Deputy

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(continued from front)

2. Reservations and restrictions as contained on the plat and in the dedication of Woodland Park, to wit:

"Subject to: (1) a public utility easement 16 feet in width along the back and sideline of all lots except on the interior lots where said 16 foot easement will be centered on the back and sidelines;
(2) A 20 foot building set back line along the front of all lots;
(3) all easements and reservations of record and additional restrictions as provided in any recorded protective covenants."

EXHIBIT A

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DESCRIPTION

Lots 18 and 19, Block 3, WOODLAND PARK, together with an undivided 2/88ths interest in the following described land, 2 parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being more particularly described as follows:

PARCEL 1

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian and running thence along the North line of said Section North 89° 42' 15" East 400 feet; thence South 62.42 feet; thence South 46° 57' 20" West 408.82 feet to the Northeasterly bank of the Williamson River; thence following said river bank North 37° 53' 20" West 136.90 feet; thence North 16° 33' West 60.98 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

PARCEL 2

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running thence North 89° 42' 15" East 400.0 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50° 43' 50" East 453.16 feet; thence South 76° 17' 30" East 886.79 feet to the true point of beginning of this description; thence South 35° 56' 30" West 446.55 feet to a point on the Northeasterly bank of Williamson River; thence South 45° 32' 20" East 84.00 feet; thence North 44° 52' 10" East 411.58 feet; thence North 34° 25' 40" West 156.01 feet, more or less to the true point of beginning of this description.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record at request of Mountain Title Co.

this 27th day of March A. D. 1980 at 3:13 o'clock P. M., and
duly recorded in Vol. 1880, of Deeds on Page 5778

Wm D. MILNE, County Clerk

By Bernetha J. Letcher

Fee \$10.50