

MTC 8658

STEVEN'S-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

WARRANTY DEED

Vol. 1780 Page 7084

KNOW ALL MEN BY THESE PRESENTS, That Keith Britain and Janice Longo

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

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:

The N $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$  and SE $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 7, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

(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 listed on the reverse side of this document or those apparent upon the land, if any, as of the date of this deed,

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 \$ 15,000.00

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 21st 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)

OFFICIAL SEAL  
KEITH H. MEHEGAN  
NOTARY PUBLIC - CALIFORNIA  
S. D. COUNTY  
My comm. expires AUG 24, 1983

Keith Britain  
KEITH BRITAIN  
Janice Longo  
JANICE LONGO

STATE OF OREGON,

County of San Diego ss.  
19 80

STATE OF OREGON, County of San Diego ss.  
19 80

Personally appeared Keith Britain and Janice Longo 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

Personally appeared the above named KEITH BRITAIN and JANICE LONGO and acknowledged the foregoing instrument to be their voluntary act and deed

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: Keith Britain  
Notary Public for Oregon  
My commission expires:

Before me: Janice Longo  
Notary Public for Oregon  
My commission expires:

Keith Britain and Janice Longo  
827 Bonsall St.  
San Diego, CA 92114  
GRANTOR'S NAME AND ADDRESS

Jeanne Berry  
7456 White Oak  
Van Nuys, CA  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Jeanne Berry  
7456 White Oak  
Van Nuys, CA  
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,

County of San Diego ss.

I certify that the within instrument was received for record on the day of March, 19 80 at 10 o'clock AM, and recorded in book/reel/volume No. 1780 on page 7084 or as document/file/instrument/microfilm No. 7084 Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Keith Britain Deputy

1. Reservations as set forth in Deed from United States of America to Jonathan Crume, et al, dated April 13, 1959, recorded April 14, 1959 in Volume 311, Page 515, Records of Klamath County, Oregon. (affects all of Section 7 and W $\frac{1}{2}$  of Section 8).
2. Rights of the public and of governmental bodies in and to any portion of the herein described premises lying below the high water mark of the Sycan River.
3. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways, as set forth in Deed Book 353, page 589. (Affects S $\frac{1}{2}$ NE $\frac{1}{4}$  of Section 7 and SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 8, West of Sycan River).
4. Easements for 60 foot roadway, including the terms and provisions thereof, recorded November 1, 1958 in Miscellaneous Volume 13 at Page 239 and re-recorded February 13, 1959 in Miscellaneous Volume 13 at page 342, Records of Klamath County, Oregon.
5. Easement and right of way 60 feet in width for roadway and utility purposes, including the terms and provisions thereof, recorded November 30, 1964 in Deed Book 357, page 603, Klamath County Deed Records, granted to Arden Kay Smith. (Affects S $\frac{1}{2}$ NE $\frac{1}{4}$  of Sec. 7, and SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Sec. 8, West of Sycan River).
6. Reservations and restrictions for 200 foot wide road and landing strip, including the terms and provisions thereof, as set forth in Deed from Clifford J. Emmich, et ux to George K. Whitworth, et ux, dated April 28, 1964, recorded June 17, 1964 in Volume 353, page 589, and re-recorded November 30, 1964 in Volume 357, page 602, Records of Klamath County, Oregon. (Affects S $\frac{1}{2}$ NE $\frac{1}{4}$  of Sec. 7 and SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Sec. 8, West of Sycan River).

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 16th day of April A. D. 1980 at 11:20 o'clock AM., of

duly recorded in Vol. M80, of Deeds on Page 7094

Wm D. MILNE, County Clerk

By Bernetha Helich

Fee \$7.00