

MTC 8842

WARRANTY DEED

Vol. 88 Page 7522

KNOW ALL MEN BY THESE PRESENTS, That  
EDWARD L. GUZE and GRACE L. DELCONTE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
ALAN R. STRAIT

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 2 & 3, Block 1, LONE PINE ON THE SPRAGUE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon,  
TOGETHER WITH an undivided 2/80th interest in and to the following:

A tract of land situated in the SW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 11, and the NE $\frac{1}{4}$  of Section 14, all in Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the West line of the SW $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 11, said point being North 0° 07' 13" West a distance of 71.79 feet from the South  $\frac{1}{4}$  corner of said Section 11; thence South 62° 56' 13" East 572.55 feet; thence on the arc of a 130 foot radius curve to the right 24.17 feet; thence South 52° 17' 05" East, 440.74 feet; thence on the arc of a 130 foot radius curve to the right 33.42 feet; thence South 37°

(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,

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 \$5,000.00  
However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols (H), 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 24<sup>th</sup> day of April, 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.  
April 22, 1980

Personally appeared the above named  
Edward L. Guze and Grace L. Delconte

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 5-7-82

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_.

Personally 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath } ss.

BE IT REMEMBERED, That on this 24<sup>th</sup> day of April, 1980, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Grace L. Delconte

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that she executed the same freely and voluntarily.

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

Janet B. Kalita  
Notary Public for Oregon  
My Commission expires 12-25-82

continued from the front:

7822

33' 14" East 141.09 feet; thence on the arc of a 130 foot radius curve to the right 71.41 feet; thence South 06° 04' 53" East 158.13 feet; thence on the arc of a 70 foot radius curve to the left 78.84 feet; thence South 71° 26' 17" East, 279.26 feet; thence South 72° 03' 37" East 210.79 feet; thence on the arc of a 130 foot radius curve to the right 129.94 feet; thence South 14° 47' 22" East 269.56 feet; thence South 30° East to the intersection with the thread of centerline of Sprague River; thence Northwesterly along the thread of the Sprague River to its intersection with the West line of the SW $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 11; thence South 0° 07' 13" East along said West line to the point of beginning.

SUBJECT, however, to the following:

1. Reservations as contained in plat dedication, to wit; "said plat being subject to a 16 foot easement centered on the back and side lines of all lots for future public utilities and to all easements and reservations of record."
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. 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 Sprague River.

After Recording and Taxes to:  
Alan R. Strait  
General Delivery  
Fort Klamath, Oregon 97626

STATE OF OREGON; COUNTY OF KLAMATH; ss.  
Filed for record at request of Mountain Title Co.  
this 28th day of April A. D. 1980 at 10:32 o'clock A. M., and  
duly recorded in Vol. M80, of Deeds on Page 7822  
By Wm D. MILNE, County Clerk  
Fee \$7.00