

1-1-74 3807

WARRANTY DEED

Vol. 130 Page 8018

KNOW ALL MEN BY THESE PRESENTS, That Garry W. Reed and Alta M. Reed, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Charles R. Shipman, Wanda Lee Shipman, as to an undivided one-half interest, and Ronald Lee Shipman, as to an undivided one-half interest, 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: The N 1/2 of S 1/2 of NW 1/4 of SE 1/4, Section 21, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

- Subject, however, to the following:
1. The rights of the public in and to that portion of the premises herein described lying within the limits of existing roads.
2. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of Sprague River.
3. Reservations as contained in deed from Clifford J. Emmich, et ux to Josephine L. Pavlik, recorded November 20, 1968 in Volume M71, page 563, Microfilm Records of Klamath County, Oregon, as follows:
"Grantor reserves for grantee and for adjoining property owners and their assigns, and successors, a 60 foot wide easement for joint user roadway and all other roadway purposes over and across (for continuation of this deed see reverse side of this document)

PH 1 36 APR 30 1980

(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 \$ 12,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the 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 9th day of September, 1976; 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.

Garry W. Reed (Signature)

Garry W. Reed

Alta M. Reed (Signature)

Alta M. Reed

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
September 17, 1976

STATE OF OREGON, County of) ss.
, 19
Personally appeared and

Personally appeared the above named Garry W. Reed and Alta M. Reed, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

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: 3-21-77

Before me, Notary Public for Oregon, My commission expires:

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to: Charles R. Shipman, Star Route Box 118, Chiloquin, Oregon 97624
Until a change is requested all tax statements shall be sent to the following address:

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 us file/reel number
Record of Deeds of said county.
Witness my hand and seal of County affixed.
Recording Officer
Deputy

the property herein conveyed and;

Also over and across a 60 foot wide strip of land lying West of, adjoining, and parallel to the Easterly boundary of that part of Northwest $\frac{1}{4}$ of Northwest $\frac{1}{4}$ of Section 28, Township 34 South, Range 8 East of the Willamette Meridian that lays North of Sprague River Highway and;

Also over and across a 60 foot wide strip of land laying North of, adjoining, and parallel to the Southerly boundary of Southeast $\frac{1}{4}$ of Southwest $\frac{1}{4}$ of Section 21, Township 34 South, Range 8 East of the Willamette Meridian and;

Also over and across a 60 foot wide strip of land laying West of, adjoining, and parallel to the Easterly boundary of West $\frac{1}{2}$ of Southwest $\frac{1}{4}$ of Section 21, Township 34 South, Range 8 East of the Willamette Meridian, and;

Also over and across a 60 foot wide strip of land laying East of, adjoining, and parallel to the Westerly boundary of Southeast $\frac{1}{4}$ of Section 21, Township 34 South, Range 8 East of the Willamette Meridian, and;

Also over and across a 60 foot wide strip of land laying North of, adjoining, and parallel to the Southerly boundary of Southwest $\frac{1}{4}$ of Southwest $\frac{1}{4}$ of Northeast $\frac{1}{4}$ of Section 21, Township 34 South, Range 8 East of the Willamette Meridian."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record at request of Charles R. Shipman

this 30th day of April A. D. 1980 at 1:36 o'clock P.M.

fully recorded in Vol. M80, of Deeds on Page 8018

Wm D. MILNE, County Clerk

By Lemetha Helbert

Fee \$7.00