

04-11811 MTC 8812

FORM No. 633—WARRANTY DEED (Individual or Corporate)

1-1-74

WARRANTY DEED

Vol. 180 Page 418



KNOW ALL MEN BY THESE PRESENTS, That William G. Saltenberger

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Barbara Craver
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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The following described real property situate in the N $\frac{1}{2}$ of Section 20,
Township 39 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, Klamath
County, Oregon, also being described as Lot 1 of Parcel No. 2 of Survey
1447, more particularly described as follows:

Beginning at the Northeast corner of said Section 20; thence South 00°
41'55" East along the East line of said Section 20 a distance of 1840.14
feet; thence West 1413.96 feet; thence North 60°21'40" West 926.98 feet
to the true point of beginning; thence continuing North 60°21'40" West
300 feet; thence South 29°38'20" West 750 feet; thence South 60°21'40"
East 300 feet; thence North 29°38'20" East 750 feet to the true point of
beginning.
(For continuation of this document, see reverse side of this deed.)

(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 \$ 47,000.00
~~However, the actual consideration consists of or includes other property or value given or promised which is~~
~~the whole consideration (indicate which).~~ (The sentence between the symbols Δ , 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 21 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.

William G. Saltenberger
William G. Saltenberger

STATE OF CALIFORNIA
COUNTY OF El Dorado

On this 21st day of April in the year one
thousand nine hundred and eighty, before me,
Beverly Schwarzborg, a Notary Public, State of California,
duly commissioned and sworn, personally appeared William G.
Saltenberger



known to me to be the person whose name
subscribed to the within instrument and acknowledged to me
that he executed the same.

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

Beverly Schwarzborg
Notary Public, State of California
My commission expires 7/31/80

This document is only a general form which may be proper for use in simple transactions
and in no way acts, or is intended to act, as a substitute for the advice of an attorney.
The publisher does not make any warranty, either express or implied as to the legal
validity of any provision or the suitability of these forms in any specific transaction.

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal
540 Main
Klamath Falls, Ore. 97601

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

Klamath First Federal
540 Main
Klamath Falls, Ore. 97601

SPACE PROVIDED
FOR
RECORDING USE

County of _____ ss.
I certify that the within instru-
ment was received for record on the
day of _____, 19____
at _____ o'clock _____ M., and recorded
in book reg. 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.

By _____ Deputy

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.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project and Klamath Irrigation District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Basin Improvement District.
4. Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a Mobile Home and any interest or liens disclosed thereby.
5. Reservations and restrictions as contained in instrument recorded July 24, 1970, in Volume M70, page 6187, Microfilm Records of Klamath County, Oregon, as "Notice to Persons intending to plat lands within Klamath Basin Improvement District."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.
 this 5th day of May A. D. 1980 at 10:48 o'clock A. M., and
 duly recorded in Vol. M80, of Deeds on Page 8188

W. D. MILNE, County Clerk

By L. M. H. H. H. H. H.

Fee \$7.00