

1-1-74

84544

WARRANTY DEED

Vol. M80 Page 3221

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 BILLY RICHARD WILLIAMSON, 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:

Lot 13, Block 2, WOODLAND PARK, TOGETHER WITH an undivided 1/88th 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" description.

SUBJECT, however, to the following:

- 1. The rights of the public and of Governmental bodies in and to any portion lying below mean high water of the Williamson River.
2. An easement 60 feet in width created by instrument, including the terms and provisions thereof, dated September 2, 1966, recorded October 21, 1966 in M-66 at page 10198, for electrical transmission in favor of Pacific Power and Light Company, over Government Lots 1 & 2 in Section 15, Township

(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 \$6,000.00

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 @, 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 19th day of May, 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.

Leland D. Hon
Leland D. Hon

Dorothea M. Hon
Dorothea M. Hon

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath, 1980

STATE OF OREGON, County of, 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

Personally appeared the above named Leland D. Hon and Dorothea M. Hon

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.

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

Before me: Anita Bair

Before me: (OFFICIAL SEAL)

Notary Public for Oregon My commission expires: 7-16-83

Notary Public for Oregon My commission expires:

Leland D. & Dorothea M. Hon P.O. Box 703 Chiloquin, Ore. 97624 GRANTOR'S NAME AND ADDRESS

Billy Richard Williamson 1127 Cameron Pl. San Jose, Cal. 95129 GRANTEE'S NAME AND ADDRESS

After recording return to: Billy Richard Williamson 1127 Cameron Pl. San Jose, Cal. 95129 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address. Billy Richard Williamson 1127 Cameron Pl. San Jose, Cal. 95129 NAME, ADDRESS, ZIP

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.

By Deputy

SPACE RESERVED FOR RECORDER'S USE

ek 705

...and DOROTHEA M. HOV, husband and wife...  
...the consideration hereinafter stated to have been paid by...

...to the following...  
...of the public and of governmental bodies...  
...of the Willamette Meridian...

9225

continued from the front:

34 South, Range 7 East of the Willamette Meridian:  
3. Restrictions shown on the plat of Woodland Park as follows:

- (a) A public utility easement 16 feet in width along the back and side-line of all lots except on the interior lots said 16 foot easement will be centered on the back and sidelines.
- (b) A 20 foot building set back line along the front of all lots.
- (c) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~XXXXXX~~ this 20th day of May A. D. 19-80 at 1:06 P M., and

fully recorded in Vol. M80, of Deeds on Page 9224

Wm D. MILNE, County Clerk

By *Ressetha A. Hetch*

Fee \$7.00

...COPIES TO STATE...  
...County Clerk...  
...M. D. Hetch...  
...to have been paid...

...1980...  
...MAY 20 1980...  
...1980...  
...MAY 20 1980...  
...1980...