

KNOW ALL MEN BY THESE PRESENTS, That ELVA M. BOWEN

WARRANTY DEED

MTC-9038461 M80 Page 1481

ELVA M. HAUNTZ who took title as

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CERTIFIED MORTGAGE COMPANY, an Oregon Corporation 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:

A portion of Tract 16, KIELSMEIER ACRE TRACTS, Klamath County, Oregon, more particularly described as follows: Beginning at the Southeast corner of said Tract 16, KIELSMEIER ACRE TRACTS; thence North 0° 05' East along the West boundary of Kane Street a distance of 54.0 feet; thence North 89° 52' West parallel with the South line of said Tract 16 a distance of 150.0 feet; thence South 0° 05' West parallel with Kane Street a distance of 54.0 feet to the South line of said Tract 16; thence South 89° 52' East along the South line of said Tract 16 a distance of 150.0 feet more or less to the point of beginning.

(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 stated on the reverse side of this deed 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 \$19,673.28. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration indicated by the symbols (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 20th day of June, 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)

ELVA M. HAUNTZ

STATE OF OREGON,
County of Klamath } ss.
June 20, 19 80

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 _____

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.

Personally appeared the above named ELVA M. HAUNTZ, who took title as ELVA M. BOWEN and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: *Shirley L. Garrison*
Notary Public for Oregon
My commission expires: 6/19/83

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Ms. Elva M. Bowen
2444 Kane
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Certified Mortgage Co.
928 Klamath Avenue
Klamath Falls, Or 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
SAME AS GRANTEE

NAME, ADDRESS, ZIP

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 as file/reel number _____
Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

(continued from the reverse side of this deed)

811482

SUBJECT TO:

1. Assessments, if any, due to the City of Klamath Falls for water use.
2. The premises herein described are with and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
4. Grant of Right of Way, including the terms and provisions thereof, in favor of The California Oregon Power Company, for transmission and distribution of electricity, recorded in Volume 69, page 639, Deed Records of Klamath County, Oregon.
5. Reservations as contained in Deed recorded in Volume 100, page 186, Deed Records of Klamath County, Oregon, as follows:
"grantors, their heirs or assigns, reserve the right to take irrigation water along or across said lands."

6. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: January 7, 1971

Recorded: January 15, 1971

Volume: M71, page 347, Microfilm Records of Klamath County, Oregon

Amount: \$8,650.00

Grantor: Lloyd B. Bowen and Elva M. Bowen, husband and wife

Trustee: Transamerica Title Insurance Co.

Beneficiary: United States National Bank of Oregon

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 23rd day of June A. D. 1980 at 12:59 o'clock P. M.

duly recorded in Vol. M80, of Deeds on Page 11481

Wm D. MILNE, County Clerk

Fee \$7.00

By Bernetha Shitsch