

86353

WARRANTY DEED

STEVEN-NEES LAW PUBLISHING CO., PORTLAND, OR. 97204

KNOW ALL MEN BY THESE PRESENTS, That

Donald G. Micka

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jim Rieger and Vernetta Rieger, husband and wife, 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 9 of Block 2, tract 1181, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon: Subject to:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
2. Grant of Right of Way, including the terms and provisions thereof, granted to The California Oregon Power Company, for transmission and distribution lines, recorded December 4, 1931 in Volume 96, page 355, Records of Klamath County, Oregon.
3. Right of Way Easement, including the terms and provisions thereof, recorded February 15, 1974 in Volume M74, page 2442, Microfilm Records of Klamath County, Oregon, in favor of Pacific Power & Light Company, for 1 anchor.

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 above, 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 \$5,500.00. 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 ©, 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 30th 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)

Donald G. Micka

STATE OF OREGON,

County of Klamath } ss.
June 30, 1980.

Personally appeared the above named
Donald G. Micka

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

(OFFICIAL SEAL)

Before me:
John J. McCullley
Notary Public for Oregon

My commission expires:
3-10-1984

Mr. Donald G. Micka
P.O. Box 7

Malin, Oregon 97632
GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Jim Rieger
P.O. Box 64

Malin, Oregon 97632
GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Jim Rieger
P.O. Box 64

Malin, Oregon 97632
NAME, ADDRESS, ZIP

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

Mr. & Mrs. Jim Rieger
P.O. Box 64

Malin, Oregon 97632
NAME, ADDRESS, ZIP

STATE OF OREGON, County of _____) ss.

Personally appeared _____

and 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.

Before me:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 1st day of July, 1980, at 4:01 o'clock P.M., and recorded in book/reel/volume No. M80 on page 12216 or as document/fee/file/instrument/microfilm No. 86353, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
By Bernetha D. Milne Deputy

Fee \$3.50