

88226

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\$2571
KNOW ALL MEN BY THESE PRESENTS, That JACK T. JAMAR

Lot 2, Block 2, TRACT 1021, WILLIAMSON RIVER KNOLL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH an undivided 1/80th interest in and to the following described property situated in Section 20, Township 35 South, Range 7 E.W.M.: all or any of Government Lots 40, 41, 44, and 45 North of

The Easterly 60 feet off that portion of Government Lots 40, 41, 44, and 45, lying South of the Widdiamson River Knoll Subdivision and North of

45, lying south of the Williamson River. The subject, however, is to the following:

(continued on the reverse side)

IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever. And in hereinafter inclosed application signed 1907 of the said covenants to and with grantees and the heirs of the survivor and their assigns, that grantor...

To Have and to Hold, the above described and granted premises unto the said Grantee, his heirs and assigns forever. And grantor hereby covenants to and with grantees and the heirs of the survivor and their 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, and that if any, as of the date of this deed, the said premises are encumbered in any way, then 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 \$8,500.00
and demands of all persons whomsoever, except those claiming under the foregoing, shall be null and void.
~~The true and actual consideration consists of or includes other property or value given or promised which is~~
~~However, the actual consideration (indicate which) (If the sentence between the symbols @, if not applicable, should be deleted. See ORS 93-030.)~~
~~the whole part of the consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93-030.)~~
this deed and where the context so requires, the singular includes the plural and all grammatical
usually to corporations and to individuals.

However, the actual consideration consists of, or includes, or is the whole or part of the consideration (indicate which) the sentence between the symbols @, if not applicable, should be deleted. See Ores 79-3330
the whole or part of the consideration (indicate which) @ (The sentence between the symbols @, if not applicable, should be deleted. See Ores 79-3330
 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.
 This instrument was executed by the grantor on this 20th day of July, 1980.
 Witness my hand and the seal of said office, this 20th day of July, 1980.
 Notary Public for the State of Texas, my commission expires July 1, 1981.
 Witness my hand and the seal of said office, this 20th day of July, 1980.
 Notary Public for the State of Texas, my commission expires July 1, 1981.
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 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.
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 Notary Public for the State of Texas, my commission expires July 1, 1981.

In Witness Whereof, the grantor has executed this instrument this 20th day of July, 1988, 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.

Jack T. Jamay
 Jack T. Jamay

(If executed by a corporation,
-affix corporate seal)

STATE OF ~~OREGON~~ CALIFORNIA)
County of VENTURA) ss.
August 7, 1980

Personally appeared the above named

and acknowledged the foregoing instru-
ment to be his voluntary act and deed.

Before me,

(OFFICIAL
SEAL)

Notary Public for Oregon CALIFORNIA
My commission expires Feb. 7, 1981

STATE OF OREGON, County of _____) ss

STATE OF OREGON
COUNTY OF CLATSOP
Personally appeared _____, who, being duly sworn,
do hereby depose and say that _____ 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 be-
half 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: _____
(OFFICIAL SEAL)

Before me:

(OFFICIAL
SEAL)

JACK T. JAMAR
4376 Varsity
Ventura, CA 93003

EDWIN S. & DOROTHEA L. ARNOLD
9319 Washburn Rd.
Downey, CA 90242

After recording return to

After recording return to:
EDWIN S. & DOROTHEA L. ARNOLD
9319 Washburn Rd.
Downey, CA 90242
NAME ADDRESS ZIP

Downey, CA 90242 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be

EDWIN S. & DOROTHEA L.
9319 Washburn Rd.
Downey CA 90242 NAME, ADDRESS, ZIP

EDWIN S. & DOROTHEA L. ARNOLD
9319 Washburn Rd.
Downey CA 90242

STATE OF OREGON,

County of _____
I certify that the within instru-
ment 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.

NAME _____ TITLE _____
By _____ Deputy _____

(continued from the other side)

88888

15162

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. Reservations, including the terms and provisions thereof, in Deed between United States of America to Henry G. Wolff, recorded September 6, 1956 in Book 286, page 367, Deed Records of Klamath County, Oregon, as to sub-surface rights except as to water.
3. Reservations as contained in Deed from United States of America to Henry G. Wolff, recorded in Volume 326, page 589, Records of Klamath County, Oregon, including, but not limited to the following:
"Title to the above described property is conveyed subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights of way of record. All sub-surface rights except water rights are hereby reserved in trust for Vernie Lee Wilson and Clifford Edgar Wilson, Klamath Enrollees."
4. Reservations and restrictions as contained in plat dedication, to wit:
"Building set-back lines as shown on the annexed plat. 2. A 16 foot public utilities easement centered on all back and side lot lines for the purpose of construction and maintaining said public utilities with any fences or plating to be placed thereon at the lot owners risk. 3. One foot street plugs and reserve strips as shown on the annexed plat to be dedicated to Klamath County and later released by resolution of the County Commissioners when the adjoining property is properly developed. 4. All sanitary facilities subject to the approval of the County Sanitarian. 5. Vehicular access rights to Williamson River-Chiloquin State Highway is vacated in Lots 1 thru 3 of Block 1. 6. Any existing roads not shown on the annexed plat are hereby vacated. 7. Any Deed restriction or covenants that are on file in the Klamath County Clerk's office. 8. All easements and reservations of record and of record hereafter." 9. Declaration of Conditions and restrictions, including the terms and provisions thereof, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, recorded August 17, 1971 in Volume M71, page 8617, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON, COUNTY OF KLAMATH, ss.

I, Clerk of said County, do hereby certify that the foregoing is a true and correct copy of the original as the same is on file in my office.

Witness my hand and seal of said County, this 12th day of August, A.D. 1980 at 12:00 P.M., on Page 15161

July recorded in Vol. M80 of Deeds

Wm D. MILNE, County Clerk

By Bernetta J. Heloch

Fee \$7.00

OFFICIAL (SEAL)

STATE OF OREGON

County of

I certify that the within instrument was recorded for record on the 12th day of August, 1980, at 12:00 P.M., and recorded in Book M80 of Deeds in the County of Klamath, Oregon.

Witness my hand and seal of said County, this 12th day of August, A.D. 1980 at 12:00 P.M., on Page 15161

Wm D. MILNE, County Clerk

By Bernetta J. Heloch

Fee \$7.00

OFFICIAL (SEAL)

STATE OF OREGON

County of

I certify that the within instrument was recorded for record on the 12th day of August, 1980, at 12:00 P.M., and recorded in Book M80 of Deeds in the County of Klamath, Oregon.

Witness my hand and seal of said County, this 12th day of August, A.D. 1980 at 12:00 P.M., on Page 15161

Wm D. MILNE, County Clerk

By Bernetta J. Heloch

Fee \$7.00

OFFICIAL (SEAL)