

1-1-74

88497

WARRANTY DEED

Vol. M90 Page 15628

KNOW ALL MEN BY THESE PRESENTS, That Joan C. Rodrick, who acquired title as Joan C. Westin hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jesse L. VanMeter 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 tract of land situated in the W1/2 of the SE1/4 of Section 17, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the West line of the SE1/4 of said Section 17 which is North 00°07'58" East 570.00 feet from a brass cap monument marking the S1/4 corner of said Section 17; thence South 89°52'02" East 30.00 feet to a 5/8 inch iron pin and the true point of beginning; thence continuing South 89°52'02" East 189.39 feet; thence North 00°07'58" East 230.00 feet; thence North 89°52'02" West 189.39 feet; thence South 00°07'58" West 230.00 feet to the point of beginning.

(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 set forth on reverse of this instrument,

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 \$ 61,500.00.
 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 13th day of August, 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)

STATE OF CALIFORNIA
Placer
COUNTY OF

On this 13th day of August in the year one thousand nine hundred and 80, before me, undersigned, a Notary Public, State of California, duly commissioned and sworn, personally appeared Eric A. Westin and Joan C. Rodrick

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

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



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My commission expires March 2, 1984

Cowdery's Form No. 32 — Acknowledgement — General (C. C. Sec. 1190a)

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jesse L. VanMeter
Route 2 Box 699 B
Klamath Falls, Or. 97601

NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

at any or any day or any clock M., and recorded in book/reel/volume No. any on page any or as document/fee/file/instrument/microfilm No. any Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By

Deputy

15627

SUBJECT TO:

1. 1980-81 taxes, a lien in an amount to be determined, but not yet payable.
2. Regulations of Klamath Irrigation District.
3. The rights of the public in and to any portion of the above property lying within the limits of public roadways.
4. The interest of United States of America in irrigation canal, drainage ditches and borrow pits as set forth in deed recorded in Volume 23, page 397 and 405, Klamath County Deed Records.
5. Covenants, easements and restrictions, imposed by instrument recorded May 30, 1973 in Volume M73, page 6499, Klamath County Microfilm Records.
6. Well Agreement including maintenance and easement rights as recorded February 26, 1974 in Volume M74, page 2756, Klamath County Microfilm Records.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Recorded for record at request of Frontier Title co.
 this 19th day of August A. D. 1980 at 10:34 o'clock A M., an-
 fully recorded in Vol. 19th, of Deeds on Page 15626

Wm D. MILNE, County Clerk

By Bernice H. Hatcher

Fee \$7.00