

MTC 9210

88774

WARRANTY DEED

MTC 9210

16631

KNOW ALL MEN BY THESE PRESENTS, That H. E. Phillips and Wilma M. Phillips, husband and wife, also known as Harold Earl Phillips

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Haril W. Newton and Fred W. Koehler, Jr.

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 Lot 4, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the SE corner of said Lot 4; thence North along the East line of said lot, 606.5 feet; thence West 319.10 feet; thence South parallel to the East line of said lot, 606.5 feet to the South line of said lot; thence East along said line 319.10 feet to the point of beginning. (For

Subject, however, to the following continuation of this legal description see reverse side of this document.)

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. Easement, including the terms and provisions thereof, granted to California Oregon Power Company, a California Corporation, recorded May 11, 1925 in Deed Volume 65 at page 579, Deed Records of Klamath County, Oregon.

(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 \$11,500.00

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 22nd day of June, 1977; 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 OREGON, }
County of HARRIS } ss.
June 22, 1977

Personally appeared the above named

H. E. Phillips and
Wilma M. Phillips

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

Before me:

OFFICIAL
SEAL

Notary Public for Oregon, Texas

THOMAS L. KNOX, JR.

Notary Public in and for Harris County, Texas

My Commission Expires November 30, 1978

Bonded by Alexander Lovett, Lawyers Surety Corp.

Phillips

GRANTOR'S NAME AND ADDRESS

Newton and Koehler

GRANTEE'S NAME AND ADDRESS

After recording return to:

MTC

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, County of) ss.
June 22, 1977

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 _____

_____ 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 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:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of) ss.

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.

Recording Officer
Deputy

By

An undivided 1/40th interest in and to the following:
 That portion of Section 6, Twp. 35S., R. 7 E.W.M. described as follows:
 Beginning at a point on the West right of way line of the old Dalles-
 California Highway (State Highway No. 427) 10 feet Southerly along said
 West right of way line from the intersection of the South line of Lot 3,
 Sec. 6, Twp. 35 S., R. 7 E.W.M. and said West right of way line; said
 point of beginning being the Southeasterly corner of a parcel of land
 described in a deed recorded in Vol. 343, Deed Records of Klamath County,
 Oregon, at page 229; thence Southerly along the said West right of way
 line a distance of 90 feet to a point; thence Westerly and parallel with
 the Southerly line of said Lot 3 to the Easterly shoreline of Agency
 Lake; thence Northerly along the said Easterly shoreline to the Southwest
 corner of said parcel of land described in Vol. 343, Deed Records of
 Klamath County, Oregon, at page 229; thence Easterly along the Southerly
 boundary of said parcel so described to the point of beginning.

An undivided 1/40th interest in and to the following:
 That portion of Section 6, Twp. 35S., R. 7 E.W.M. described as follows:
 Beginning at a point on the West right of way line of the old Dalles-
 California Highway (State Highway No. 427) 10 feet Southerly along said
 West right of way line from the intersection of the South line of Lot 3,
 Sec. 6, Twp. 35 S., R. 7 E.W.M. and said West right of way line; said
 point of beginning being the Southeasterly corner of a parcel of land
 described in a deed recorded in Vol. 343, Deed Records of Klamath County,
 Oregon, at page 229; thence Southerly along the said West right of way
 line a distance of 90 feet to a point; thence Westerly and parallel with
 the Southerly line of said Lot 3 to the Easterly shoreline of Agency
 Lake; thence Northerly along the said Easterly shoreline to the Southwest
 corner of said parcel of land described in Vol. 343, Deed Records of
 Klamath County, Oregon, at page 229; thence Easterly along the Southerly
 boundary of said parcel so described to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 25th day of August A. D. 1980 at 1:26 clock P M., on

fully recorded in Vol. 380, of Deeds on Page 16031

Wm D. MILNE, County Clerk

By Bernetha H. Hild

Fee \$7.00