

1-1-74

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WARRANTY DEED

Vol. 480 Page 17882



KNOW ALL MEN BY THESE PRESENTS, That FRANKLIN CARL JONES and PATRICIA A. BUTLER JONES

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOSEPH R. CAMARATA & BARBARA K. CAMARATA and GILBERT L. THOMPSON & MARY J. THOMPSON, 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:

All the following described real property situated in Klamath County, Oregon:

A portion of the SE 1/4 NW 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, described as follows:

Beginning at a point on the Southerly boundary of said SE 1/4 NW 1/4 of said Section 2, 495.0 feet East of the Southwest corner of said SE 1/4 NW 1/4 of said Section 2; thence North and parallel to the West line of said SE 1/4 NW 1/4 of said Section 2, 1,220.0 feet to the Southwest corner of the tract herein conveyed being the place of beginning of this description; thence from said place of beginning East and parallel to the North line of said SE 1/4 NW 1/4 of said Section 2, 165.0 feet; thence North and parallel to the West line of said SE 1/4 NW 1/4 of said Section 2, 100.0 feet, more or less, to the North line of said SE 1/4 NW 1/4 of said Section 2; thence West along the North line of said SE 1/4 NW 1/4 of said Section 2, 165.0 feet; thence South and parallel to the West line of said

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) (CONTINUED 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 reservations, restrictions, rights-of-way, easements of record and those apparent upon the land,

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 \$ 35,000.00

~~Howsoever the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (and more or less) or the consideration is to be paid in installments or otherwise, the consideration shall be deemed to be the full consideration for the property herein conveyed.~~

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 12th day of September, 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)

Franklin Carl Jones
FRANKLIN CARL JONES

Patricia A. Butler Jones
PATRICIA A. BUTLER JONES

STATE OF OREGON,)
County of Klamath) ss.
September 12, 1980

STATE OF OREGON, County of) ss.
September 12, 1980

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 _____

Personally appeared the above named FRANKLIN CARL JONES and PATRICIA A. BUTLER JONES

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

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)

Donna L. Mohrman

Notary Public for Oregon

My commission expires: 10-28-83

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

FRANKLIN CARL & PATRICIA A. BUTLER JONES: Box 518, Ft. Klamath, OR

GILBERT L. CAMARATA and MARY J. THOMPSON and JOSEPH R. CAMARATA & BARBARA K. CAMARATA 2011 Hope St. Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to: BLAIR M. HENDERSON 426 Main St. Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address. JOSEPH R. & BARBARA K. CAMARATA and GILBERT L. & MARY J. THOMPSON 2011 Hope St. Klamath Falls, OR 97601

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.

SPACE RESERVED FOR RECORDER'S USE

Recording Officer By _____ Deputy

continued from front side:

SE 1/4 NW 1/4 of said Section 2, 100.0 feet, more or less to the place of beginning.

SAVING AND EXCEPTING THAT PORTION of the above described property lying within the limits of Hope Street

SUBJECT TO:

1. Taxes for 1980-81 are now a lien but not yet payable.
2. Liens and assessment of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
3. Any unpaid charges or assessments of Enterprise Irrigation District.
4. Rules, regulations and assessments of South Suburban Sanitary District.
5. Assessments and charges of the City of Klamath Falls for monthly water service.
6. Reservations and restrictions in deed from Frank C. Thompson and Jeanette W. Thompson, husband and wife, to Charles A. Revell and Grace Revell, husband and wife, dated September 29, 1944, recorded October 2, 1944, in Deed Volume 169, page 420, records of Klamath County, Oregon, as follows: "Except also a right of way for irrigation ditch now in use across North side of said property."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 19th day of September A. D. 1980 at 3:53 o'clock P. M., or

uly recorded in Vol. M80, of Deeds on Page 17882

Wm D. MILNE, County Cl-
By Bernetha J. Letcher

Fee \$7.00