

1-1-74

91270

WARRANTY DEED

Vol. 1780 Page 20013



KNOW ALL MEN BY THESE PRESENTS, That CHARLES EDWARD CLAUSEN and NANCY J. CLAUSEN, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by QUINTEN J. BETTLES, 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:

The West 326 feet of South 165 feet of Government Lot 16 in Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being that portion of Government Lot 16 lying East of State Highway No. 427.

SUBJECT, however, to the following:

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. Agreement between Edwin G. Warner and Euphemia J. Warner, husband and wife, and the California Oregon Power Company, dated February 27, 1924, recorded May 3, 1924 on page 76 of Volume 64 of Deeds, records of Klamath County, Oregon, concerning the raising and lowering of Klamath Lake.

(for continuation of this description, see reverse side)

(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 \$70,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 10TH day of OCTOBER, 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)

Charles Edward Clausen
Nancy J. Clausen
Charles Edward Clausen
Nancy J. Clausen

STATE OF OREGON,

County of Klamath

OCTOBER 10, 1980

STATE OF OREGON, County of _____ ss.

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)

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires: July 16, 1984

Notary Public for Oregon

My commission expires:

Charles Edward Clausen, et ux
Star Route 1, Box 121
Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

Quinten J. Bettles
Star Route, Box 104
Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

Quinten J. Bettles
Star Route, Box 104
Chiloquin, OR 97624

NAME, ADDRESS, ZIP

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

Quinten J. Bettles
Star Route, Box 104
Chiloquin, OR 97624

NAME, ADDRESS, ZIP

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/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

SPACE RESERVED
FOR
RECORDER'S USE

20013

POPP STM

CYCLE

20014

(description continued from front)

3. Right of way for power line, including the terms and provisions thereof, given by Frank E. Hanson and Florence F. Hanson, husband and wife to the California Oregon Power Company, a California corporation, dated August 4, 1939 and recorded September 27 1939 in Deed Book 124 page 511, Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

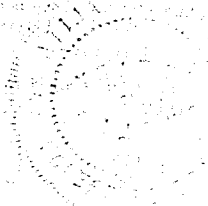
this 14th day of October A. D. 1980 at 2:11 o'clock P.M., and

is duly recorded in Vol. M80, of Deeds on Page 20013

Wm D. MILNE, County Clerk

By Bernetha J. Fetsch

Fee \$7.00



STATE OF OREGON

~~Notar Public for Oregon
My Comm. Expires 12-31-80
I hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Klamath, Oregon.~~