

K-33927

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That I, Marian Hecocta Crain, for and in consideration of the sum of \$12,000.00 have bargained and sold and by these presents do bargain, sell and convey unto James E. Godowa Jr., a Protected Person, pursuant to a decree made and entered in the probate division of the Circuit Court for the State of Oregon for Multnomah County, probate file numebr 87416, in the matter of the conservatorship of James E. Godowa Jr., the following described real property situated within Klamath County, State of Oregon, to-wit:

A tract of land situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 35, Township 35 South, Range 12, East of the Willamette Meridian, Klamath County, Oregon, more particulaly described as follows:

Beginning at a 5/8" iron pin on the northerly line of the Godowa Springs Road, said point being N. 11°02'24" E. a distance of 4422.31 feet from the iron bolt marking the southwest corner of said Section 35; thence N. 58°08' E. along the northerly line of said road a distance of 225.00 feet to a 5/8" iron pin; thence North a distance of 104.00 feet to a 5/8" iron pin in a fence line; thence S. 82°18' W. along said fence line a distance of 192.83 feet to a 5/8" iron pin; thence South a distance of 196.95 feet, more or less, to the point of beginning, containing 0.66 acres, more or less.

Plus Mobile Home Described as follows, which is situated upon the above described real property, to-wit:

A 1974 Townline Mobile Home, being 54 feet in length and 24 feet in width, Serial No. 8697.

TO HAVE AND TO HOLD the above granted premises/unto the grantee and unto his heirs and assigns forever, and the grantor does covenant with the grantee that she is lawfully seised of a merchantable fee simple title to the above granted premises/ that said premises/are free of all liens and encumbrances excepting:

(1) Right of way for Public Highway, including the terms and provisions thereof, by and between dated April 27, 1955, recorded August 7, 1956, in Volume 286, page 45, Deed records of Klamath County, Oregon.

(2) Easement and Sub-surface rights, including the terms

and provisions thereof, recorded July 28, 1958, in Volume 301, page 329, and in Volume 301 page 333; recorded July 31, 1958, in Volume 301, page 444, and recorded October 21, 1958, in Volume 305, page 220, Deed records of Klamath County, Oregon, as follows: "The above described property is subject to any other 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; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate, or improve the same so long as needed or used for or by the United States. (Dept. Instr., January 13, 1916, 44 L.D. 513.)"

The grantor does further covenant that she will forever warrant and defend the above granted premises unto the grantee his heirs and assigns against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF the grantor has hereunto set her hand and seal this 12 day of December, 1980.

Marian Hecocta Crain (SEAL)
MARIAN HECOCTA CRAIN

STATE OF OREGON)
County of Lake) ss.

On this 12th day of December, 1980, before me, personally appeared the within named Marian Hecocta Crain, and she did then and there acknowledge that she executed the foregoing instrument.



Virginia M. Kelly
Notary Public for Oregon
My Commission Expires 2/26/84

Until a change is requested,
all tax statements shall be sent to:

James E. Godowa Jr.
c/o Forrest E. Cooper - Conservator
35 G Street South
Lakeview, OR 97630

STATE OF OREGON, COUNTY OF KLAMATH, ss.

and for record at request of Klamath County Title Co.

is 24th day of December A. D. 1980 at 11:53 o'clock A.M.

uly recorded in Vol. M80 - of Deeds on Page 24951

Return to;

Forrest E. Cooper
35 G Street South
Lakeview, Oregon 97630

Wm D. MILNE, County Clerk

By Bernetha H. Hetsch

Fee \$7.00