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MTC 9583

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1-1-74

WARRANTY DEED

881S 55901

KNOW ALL MEN BY THESE PRESENTS, That SOUTHERN OREGON MGT. CORP.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by VINCENT O. CHEYNE AND DIANE L. CHEYNE, husband and wife, as to an undivided 1/2 interest, and JAMES C. CHEYNE AND LORETTA M. CHEYNE, husband and wife, as to an undivided 1/2 interest, 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 12 10 and State of Oregon, described as follows, to-wit:

A tract of land situated in Farm Unit "C" and Government Lot 6, being in the SE 1/4 of Section 16, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the East 1/4 corner of said Section 16; thence South 00° 14' West 1150.00 feet to the intersection of Broadway and Rosicky Avenue; thence North 89° 46' West along the centerline of said Rosicky Avenue and its extension, 2087.16 feet to a point marking the true point of beginning; thence South 00° 14' West 216 feet, more or less, to the Northerly right of way line of Depot Road; thence South 71° 23' 40" West along said right of way line 588 feet, more or less, to the West line of the SE 1/4 of said Section 16; thence Northerly along the West line of the said SE 1/4 406 feet, more or less, to a point which bears North 89° 46' West from the true point of beginning; thence South 89° 46' East 557 feet, more or less to the true point of beginning. (See other 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

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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 \$ 1,250,000.00

wherein the actual consideration consists of or includes other property or value given or promised which is part of the consideration and which is hereby acknowledged and accepted by the parties hereto.

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 12 day of February, 1981; 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)

Southern Oregon Mgt. Corp.  
James E. McCobb, Vice Pres.  
Jean L. Fernlund, Sec.

STATE OF OREGON

STATE OF OREGON, County of ) ss.

STATE OF CALIFORNIA

COUNTY OF Siskiyou

On February 12, 1981, before me, the undersigned, a Notary Public in and for

said State, personally appeared James E. McCobb and Jean L. Fernlund

known to me to be the President, and

known to me to be the Secretary of the corporation that executed the within instrument,

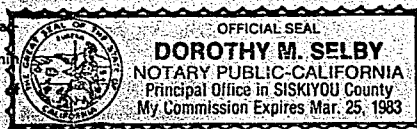
and known to me to be the persons who executed the within

instrument on behalf of the corporation therein named, and

known to me that such corporation executed the within

instrument pursuant to its by-laws or a resolution of its board

directors.



who, being duly sworn, y that the former is the nd that the latter is the

, a corporation, ent is the corporate seal signed and sealed in beof directors; and each of ntary act and deed.

(OFFICIAL SEAL)

WITNESS my hand and official seal.

Signature Dorothy M. Selby

Name (Typed or Printed)

(This area for official notarial seal)

ON, 1981

t the within instru- for record on the

GRANTEE'S NAME AND ADDRESS  
After recording return to:  
Steven A. Zamsky, P.C.  
110 No. 6th St., Suite 207  
Klamath Falls, Oregon 97601

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

Vincent Cheyne  
Drawer 69  
Malin, Oregon 97632

SPACE RESERVED FOR RECORDER'S USE

at ..... a clock ..... M., and recorded in book / vol / 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.

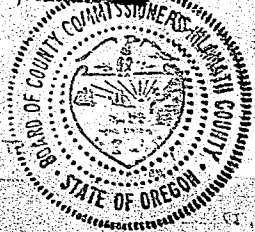
NAME TITLE  
By Deputy

**SUBJECT TO:** The grantor for the consideration hereafter stated to have paid by  
JAMES C. CHRYNE and LORETTA M. CHRYNE, his wife, and their heirs, successors and assigns, does hereby grant, sell and convey unto the said grantees and their heirs, successors and assigns, all that certain premises lying within the limits of streets, roads or highways.  
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. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.

3. The assessment roll and the tax roll disclose that the premises herein described have been specifically assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last ten (10) or lesser number of years in which the farm use assessment was in effect for the land and in addition thereto a penalty may be levied if notice of disqualification is not timely given.  
4. An easement for pole lines parallel to the westerly property line created by instrument, including the terms and provisions thereof, (dated August) 20, 1931, recorded December 4, 1931 in Volume 96, page 355, in favor of Pacific Power & Light Co.  
And said grantor hereby covenants, warrants and assigns that the premises herein described are free from all encumbrances.

RE-RECORDED TO CORRECT NAME OF GRANTEEES.

STATE OF OREGON; COUNTY OF KLAMATH; ss.  
Filed for record at request of Mountain Title Co.  
this 18th day of February, A.D. 1981 at 12:45 o'clock P.M.  
duly recorded in Vol. M81 of Deeds on Feb. 24, 1981  
By Evelyn Biehn, County Clerk  
Fee \$7.00



STATE OF OREGON; COUNTY OF KLAMATH; ss.  
Filed for record at request of Mountain Title  
this 10th day of March, A.D. 1981 at 9:56 o'clock AM  
duly recorded in Vol. M81 of Deeds on 24 Feb.  
By Evelyn Biehn, County Clerk  
Fee \$7.00

County of _____	GRANTEE'S NAME AND ADDRESS
I certify that the within instrument was recorded for record on the _____ day of _____, 19 <u>81</u> at _____ o'clock _____ M. and recorded in book _____ volume No. _____ on _____ day of _____, 19 <u>81</u> at _____ o'clock _____ M. as document fee file _____	After recording return to: Steven A. Samasky, P.C. 110 No. 6th St., Suite 207 Klamath Falls, Oregon 97601
Record of Deeds of said county	NAME OF DEED: _____
Witness my hand and seal of County clerk	DATE OF DEED: _____
By _____	DATE OF RECORDING: _____

MAILED 10  
Vince & Cherie  
Drawer 104  
Marion, Oregon 97601