

96942

WTC-98116-L

Page 1

4279

KNOW ALL MEN BY THESE PRESENTS, That William R. Stewart and Carolyn J. Dorsey, husband and wife, do 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:

Lot 1, Block 2, SUBDIVISION OF TRACTS 2B and 3, HOMEDALE, in the County of Klamath, State of Oregon, less that portion described as follows:

Beginning at a point on the Southwesterly right of way line of Leland Drive which point is North 52° 38' West 92.5 feet from the Northeast corner of said Lot 1; thence continuing North 52° 38' West 194.1 feet to the North-west corner of said Lot 1; thence South 2° 38' West along the West line of said Lot 1, 227.6 feet to the Southwest corner of said Lot 1; thence South 83° 7' East along the South line of said Lot 1, 81.8 feet; thence Northerly 174 feet, more or less to the point of beginning.

Subject to:
Assessments, if any, due to the City of Klamath Falls for water use.
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

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 \$ 25,000.00

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 March, 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.

William R. Stewart

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
 County of Klamath, ss.
3/10, 1981

Personally appeared the above named William R. Stewart

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

Before me, Shirley Stille
 Notary Public for Oregon
 My commission expires: 7/13/81

STATE OF OREGON, County of _____, ss.

Personally appeared _____, 19____

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 _____

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: _____

Notary Public for Oregon
 My commission expires: _____

(OFFICIAL SEAL)

William R. Stewart
1932 Erie Street
Klamath Falls, OR 97601
 GRANTOR'S NAME AND ADDRESS

Larry K. and Carolyn J. Dorsey
1522 EAST WORKMAN
WEST COVINA, CALIF. 91791
 GRANTEE'S NAME AND ADDRESS

After recording return to:
Larry K. and Carolyn J. Dorsey
 as above

NAME, ADDRESS, ZIP

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

Larry K. and Carolyn J. Dorsey
 as above

NAME, ADDRESS, ZIP

STATE OF OREGON, _____, 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.

By _____ Recording Officer

Deputy

SPACE RESERVED FOR RECORDER'S USE

2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.

3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

4. Right of Way Deed from M.G. MacNevin, et us, to The California Oregon Power Company, recorded May 14, 1931, in Volume 95, page 288, Deed Records of Klamath County, Oregon, for water mains and pipe lines.

5. Reservations, restrictions and easements as contained in Deed from M.G. MacNevin, a single man, to O.W. Nordquist and Helen R. Nordquist, husband and wife, recorded in Volume 197, page 16, Deed Records of Klamath County, Oregon, including but not limited to the following:

"Subject to all claims of the Enterprise Irrigation District for the construction of canals for water for irrigation purposes also subject to right of way easement along the boundary lines for domestic water pipes to the California Oregon Power Company. The Grantors reserve the right to enter upon and construct and maintain ditches and canals and pipelines for irrigation and domestic purposes and divert irrigation water over and across above described property so that adjoining properties may obtain the use of the irrigation and domestic water."

6. Reservations, restrictions, rights-of-way, easements of record and those apparent upon the land.

William D. Tilton

STATE OF OREGON, County of Klamath

Personally appeared _____

each for himself and not one for the other, who say that the former is the husband and the latter is the wife of _____

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 due and lawful manner by the officers and in the presence of the witnesses named herein.

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Tilt Co.

this 10th day of March, A.D. 1981 at 3:26 clock P.M. and

duly recorded in Vol. M81, of Deeds on Page 4279

Fee \$7.00 By Lebra A. Spang

EVLYN BIEHN, County Clerk

STATE OF OREGON

I certify that the within instrument was received for record on the _____ day of _____ at _____ o'clock P.M. and recorded in book _____ on page _____ of said County.

Record of Deeds of said County.

Witness my hand and seal of County Office

Recording Officer _____

Deputy _____

EVLYN BIEHN, County Clerk

Larry K. and Carolyn J. Dorsey

Larry K. and Carolyn J. Dorsey

Larry K. and Carolyn J. Dorsey