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97146

WARRANTY DEED (INDIVIDUAL)

4666

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JOHN R. MESA

hereinafter called grantor, convey(s) to

NEAL SHA and SHIRLEY SHA, husband and wife

all that real property situated in the County

of Klamath, State of Oregon, described as:

Lot 10, Block 3, RIVER PANCH ESTATES, in the County of Klamath, State of Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
SEE ATTACHED EXHIBIT "A"

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 105,000.00 *

Dated this 5th day of March, 1981.

John R. Mesa by
Jesse W. Jack, his atty in fact

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath

On this the 6th day of March, 1981, personally appeared

Jesse W. Jack, who, being duly sworn (or affirmed), did say that he is the attorney in fact for

John Mesa aka John R. Mesa and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

property remains in the hands of the grantor and the grantor agrees to pay or account.

If consideration is given, the grantor agrees to pay or account for the same.

consists of all (Official Seal)

Before me:

Harlene P. Addington

(Signature)

My Commission Expires March 22, 1981

(Title of Officer)

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 Records of Deeds of said County.

Witness my hand and seal of County affixed.

By

Title

Deputy

After Recording Return to:

Mr. & Mrs. Neal Sha
7615 Lost River Road
Klamath Falls, Ore. 97601
Send tax statements to:
Dept. of Veterans Affairs
1225 Ferry B.E.
Klamath Falls, Oregon 97601

Form No. 0-960
(Previous Form No. TA 16)

EXHIBIT "A"

4667

Subject to:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District.

Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District."

3. Easement, including the terms and provisions thereof, from C.C. Lewis, et ux., to United States of America to overflow all that portion of the herein described land lying below the contour having an elevation of 4,092 feet above sea level which may hereafter be Flooded by the back water of Lost River Diversion Dam of the Klamath Project, and release of damages that have accrued or may hereafter accrue, as recorded on page 36 of Volume 91, Deed Records of Klamath County, Oregon.
4. Rights of Governmental bodies in and to any portion of the above property lying below the ordinary high water mark of Lost River. (Affects Lot 10, Block 3)
5. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of River Ranch Estates.
6. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded July 11, 1966 in Book: M-66 Page: 6958.

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 13th day of March A.D. 1981 at 3:29 o'clock P. M., and

duly recorded in Vol. 1401, of Deeds on Page 4666.

EVELYN BIEHN, County Clerk

By Debra A. Spitzer

Fee \$7.00