

1-1-74

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WARRANTY DEED

Vol. m81 Page 6340

KNOW ALL MEN BY THESE PRESENTS, That LEON R. ANDRIEU and MINNIE R. ANDRIEU

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Southern Oregon Mgt. Corp.

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:

Beginning at an iron pin on the northerly right of way line of the County road known as Hilyard Avenue, 30 feet northerly and at right angles from the center line of Hilyard Avenue; this point of beginning being north 0°04' west, a distance of 30 feet and north 89°56' east, a distance of 774.1 feet from the iron axel which marks the quarter corner common to Sections 1 and 12, T. 39S., R. 9E., W.M., and running thence north 43°51' east, a distance of 354 feet, more or less, to a point on the southerly boundary line of the Dalles-California Highway; thence north 46°9' west along the southerly right of way line of the Dalles-California Highway, a distance of 328 feet to a point; thence south 29°06' west a distance of 552.6 feet, more or less, to the northerly right of way line of Hilyard Avenue; thence north 89°56' east along the northerly right of way line of said Hilyard Avenue, a distance of 260 feet, more or less, to the point of beginning. Excepting therefrom that portion deeded to the State of Oregon by and through its State Highway Commission as recorded on

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

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 \$200,000.00.

Ⓢ However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 18th 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.

(If executed by a corporation,
affix corporate seal)

Leon R. Andrieu
Leon R. Andrieu

Minnie R. Andrieu
Minnie R. Andrieu

STATE OF OREGON,
County of KLAMATH } ss.
4-7, 1981

STATE OF OREGON, County of _____, 19____ 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

Personally appeared the above named
Leon R. Andrieu and Minnie
R. Andrieu

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

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 8-5-83

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)

Leon R. and Minnie R. Andrieu
P. O. Box 64
Midland, Oregon 97634

GRANTOR'S NAME AND ADDRESS

Southern Oregon Mgt. Corp.
1763 Washburn Way, P. O. Box 5050
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Southern Oregon Mgt. Corp.
1763 Washburn Way, P. O. Box 5050
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Southern Oregon Mgt. Corp.
1763 Washburn Way, P. O. Box 5050
Klamath Falls, Oregon 97601

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

20 APR 3 AM 11 28

0153

RECORDS DEPT

01580

6341

January 13, 1972, Vol. M-72 at Page 479, microfilm records of Klamath County, Oregon.

Subject to acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith; and easements; to which the California Oregon Power Company, recorded June 11, 1957, in Deed Volume 292, p. 286, Records of Klamath County Oregon, subject to limited access, including the terms and provisions contained in Deed recorded January 13, 1972, Volume M-72, Page 479; Microfilm records of Klamath County, Oregon, subject to reservations, restrictions and easements as contained in Deed recorded January 13, 1972, Volume M-72 at Page 479, microfilm records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath Co. Title
this 8th day of April A.D. 19 81 at 11:28 o'clock A.M., and
duly recorded in Vol. M81, of Deeds on Page 6340.

EVELYN BIEHN, County Clerk

By Debra A. Jensen

Fee \$7.00