

1-174

98213

WARRANTY DEED

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6459



KNOW ALL MEN BY THESE PRESENTS, That SAMUEL S. SHAW

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRANK W. OHLUND and JANE A. OHLUND, as tenants in common, 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 and State of Oregon, described as follows, to-wit: The SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 2, Township 33 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

1. Rights of the general public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Reservations as contained in Land Status Report recorded August 15, 1958 in Vol. 302, page 135, Deed Records of Klamath County, Oregon, to wit: "(A) Right of way to Bonneville Power Administration, approved for a period not to exceed 50 years, approved by H. M. Critchfield, Chief, Branch of Land, Dept. of Interior, on September 26, 1952, pursuant to provisions of the Act of February 5, 1948 (62 Stat. 17), and Departmental regulations CFR 25 (1951 Cu. Pock. Supp.) 256, and subject to any prior, valid existing right or adverse claim. (B) Right of way to United States of America, its successors or assigns, for 60 foot road (Route 2-27), (Merritt Springs Road), approved by M. M. Zollar, Assistant Superintendent, on March 20, 1958, pursuant to the provisions of the Act of February 5, 1948 (62 Stat. 17)."

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE 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 except those of public record and apparent on the land,

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 \$ 2,800.00

OR, if the actual consideration consists of or includes other property, the grantor shall specify in this deed the nature and extent of such other property (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 8 day of April, 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)

Samuel S. Shaw

STATE OF OREGON, } ss.
County of Klamath }
April 8, 1981.

Personally appeared the above named
SAMUEL S. SHAW

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

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 2-17-84

STATE OF OREGON, County of) ss.
1981.

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

a corporation,
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 be-
half 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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

Samuel S. Shaw
Route 3, Box 922 J.
Klamath Falls, Oregon, 97601
GRANTOR'S NAME AND ADDRESS

Frank W. Ohlund/ Jane A. Ohlund
P. O. Box 381,
Chiloquin, Oregon, 97624
GRANTEE'S NAME AND ADDRESS

After recording return to:

mtc

NAME, ADDRESS, ZIP

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

No change in tax statements

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instru-
ment was received for record on the
9th day of April, 1981,
at 3:13 o'clock P.M., and recorded
in book/reel/volume No. M81 on
page 6459 or as document/fee/file/
instrument/microfilm No. 98213,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn County Clerk
NAME TITLE

By Debra A. Spang Deputy

Fee \$3.50