

98349

WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

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

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRANK W. OHLUND and JANE A. OHLUND, as Tenants in Common

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 SE $\frac{1}{4}$ 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 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 Ladd Status Report recorded August 15, 1958 in Volume 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 Lane, 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 as of the date of this deed,

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, and that

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$3,200.00. However, if the consideration is stated in terms of dollars and cents, the words "and no other consideration" shall be deleted. (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 13 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,

County of Klamath } ss.
April 13, 1981

Personally appeared the above named SAMUEL S. SHAW

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

Before me, *Evelyn Biehn*
Notary Public for Oregon
My commission expires: 2-17-84

STATE OF OREGON, County of _____ ss.
_____, 19____

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 _____

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)

Samuel S. Shaw,

Route 3, Box 922 J.

Klamath Falls, Ore. 97624

GRANTOR'S NAME AND ADDRESS

Frank W. & Jane A. Ohlund,

P. O. Box 381,

Chiloquin, Ore. 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mountain Title Co.

407 Main St.

Klamath Falls, Ore. 97601

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

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 14th day of April, 1981, at 11:12 o'clock A.M., and recorded in book/reel/volume No. M81 on page 6566 or as document/fee/file/instrument/microfilm No. 98349, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
By *Evelyn Biehn* Deputy

Fee \$3.50