

1-1-74

1643

WARRANTY DEED

Vol. 78/ Page 1206



KNOW ALL MEN BY THESE PRESENTS, That JOSEPH C. DROZDIK and LYDIA DROZDIK, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JACK EUGENE LERG, 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 W¹/₂ NW¹/₄ of Section 1 and the portion of the E¹/₂ NE¹/₄ of Section 2 that lays East of Chiloquin Ridge Road, all in Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the North 1000 feet thereof and South 1438 feet thereof.

SUBJECT, however, to the following:

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of streets, roads or highways.
2. Right of Way to Bonneville Power Administration, approved for a period of fifty years, from September 14, 1951, by N. N. Critchfield, Chief, Branch of Land, Bureau of Indian Affairs, on September 26, 1952, pursuant to the provisions of the Act of February 5, 1948 (62 Stat. 17), as disclosed by document recorded in Volume 303, page 342, Records of Klamath County, Oregon. (for continuation of exceptions, see reverse side)

(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 as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$ 10,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (The sentence between the symbols ①, 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 29 day of June, 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)

Joseph C. Drozdik
Lydia Drozdik

STATE OF OREGON,

County of Klamath

June 29, 1981

Personally appeared the above named Joseph C. Drozdik and Lydia Drozdik

and acknowledged the foregoing to be their voluntary act and

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of _____, 19____

appeared _____

who, being duly sworn,

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 said instrument was signed and sealed in before by authority of its board of directors; and each of said instrument to be its voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Joseph C. & Lydia Drozdik

P.O. Box 275

Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

Jack Eugene Lerg

3300 Kelburn Avenue

Rosemead, CA 91770

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jack Eugene Lerg

3300 Kelburn Avenue

Rosemead, CA 91770

NAME, ADDRESS, ZIP

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

Jack Eugene Lerg

3300 Kelburn Avenue

Rosemead, CA 91770

NAME, ADDRESS, ZIP

STATE OF OREGON,

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/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

12007

STATE OF OREGON, COUNTY OF KLAMATH, ss.
Filed for record at request of Mountain Title Co.
this 2 day of JULY 1931 at 12:12 clock P.M., and
of DEEDS
on Page 12006
By Evelyn Biehn, County Clerk
FEE: \$7.00

(continued from front side)

3. Right of Way to United States of America, its successors or assigns, for Chilquim Ridge Road, approved by A. W. Galbreith, Superintendent, Klamath Indian Agency, on February 14, 1957, pursuant to the provisions of the Act of February 5, 1948 (62 Stat. 17) as disclosed by document recorded in Volume 303, page 342, Records of Klamath County, Oregon.

4. The above described property is subject to all other existing easements for public roads and highways, for public utilities, and for railroads and pipelines and for any other easements or rights-of-way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same, so long as needed or used for or by the United States. (Dept. Instr., January 13, 1916, 44 L.D. 513), as disclosed by document recorded in Volume 303, page 342, Records of Klamath County, Oregon.

12007