

FRONTIER

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WARRANTY DEED

Vol. 1181 Page

13256

GIVES & REMOVES ALL MEN BY THESE PRESENTS, That LLOYD S. TIMMONS and FLORENCE L. TIMMONS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by R. LEONARD GARRISON and LINDA B. GARRISON, husband and wife, 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:

As per Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO: 1) The rights of the public in and to that portion of the above property lying within the limits of public roadways. 2) Reservations as shown in deed recorded April 16, 1942 in Deed Volume 146, Page 533, Klamath County Records. 3) Easement for regulating and controlling the waters, shores and beds of Upper Klamath Lake, etc., recorded May 21, 1942 in Deed Volume 147, Page 344, Klamath County Records. 4) Easement as disclosed by an instrument recorded November 7, 1956 in Deed Volume 287, Page 597, Klamath County Records.

(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 set forth above and those 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 \$ 400,000.00. 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 23rd day of July, 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)

Lloyd S. Timmons
Lloyd S. Timmons

Florence L. Timmons
Florence L. Timmons

STATE OF OREGON,

County of Klamath

July 23

1981

ss.

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

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 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 5-6-84

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

R. Leonard & Linda B. Garrison

1050 Northgate Drive

San Rafael, CA 94903

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address, same as above

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE:

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

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13257

EXHIBIT "A"

Northeast 1/4 Southwest 1/4 Southeast 1/4, West 1/2 Southeast 1/4 Southeast 1/4 and North 1/2 Southeast 1/4 Southwest 1/4 Southeast 1/4 of Section 23, Township 35 South, Range 6 East of the Willamette Meridian.

A piece or parcel of land situated in the Northwest 1/4 Southeast 1/4 of Section 23, Township 35 South, Range 6 East of the Willamette Meridian, being more particularly described as follows:

Beginning at a point on the southerly line of the Northwest 1/4 Southeast 1/4 of Section 23, Township 35 South, Range 6 East of the Willamette Meridian from which point the brass cap monument marking the South 1/4 corner of said Section 23 bears North 87°53'10" West 684.44 feet and South 0°21'00" East 1279.15 feet; thence North 63°46'30" East along an existing fence line 316.78 feet to a point; thence South 33°23'15" East 184.71 feet to a 5/8 inch iron pin; thence North 87°53'10" West 386.08 feet to the point of beginning

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Frontier Title Co.

on the 24th day of July A. D. 19 81 at 9:53 o'clock A.m.

duly recorded in Vol. M81, of Deeds on Fa 13256

EVELYN BIEHN, Clerk

By Barbara Whitech

Fee \$7.00