

1-1-74

2871

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That CARL W. DODD,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM O. OLSON and CAROL L. OLSON, 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:

That portion of the S $\frac{1}{2}$ S $\frac{1}{2}$ W $\frac{1}{2}$ N $\frac{1}{2}$ E $\frac{1}{2}$ and the S $\frac{1}{2}$ SW $\frac{1}{2}$ SW $\frac{1}{2}$ N $\frac{1}{2}$ E $\frac{1}{2}$ lying East of Oregon State Highway #232 in Section 16, Township 31 S., R. 7 E.W.M.

SUBJECT TO: (1) 1981-82 real property taxes which are now a lien but not yet due and payable. (2) Rights of the public in and to that portion of the above-described property lying within the limits of roads and highways. (3) Claims for water rights asserted by the United States of America in that certain suit of the United States vs. Ben Adair, et al, Civil No. 75-914 now pending in the United States District Court for the District of Oregon.

(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 stated above,

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 \$50,000.00

~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$50,000.00. The consideration paid for this transfer, stated in terms of dollars, is \$50,000.00. The consideration paid for this transfer, stated in terms of dollars, is \$50,000.00.~~

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 1st day of August, 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.

Carl W Dodd

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of KLAMATH

July 11, 1981

ss.

STATE OF OREGON, County of) ss.

Personally appeared) and

Personally appeared the above named

CARL W. DODD

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

Before me

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 12-13-82

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

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

H.F. SMITH

Attorney at Law

540 Main Street

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Wm. O. and Carol L. Olson

18074 N. Bank Road

Roseburg, Oregon 97470

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 4th day of August, 1981, at 2:23 o'clock P.M., and recorded in book/reel/volume No. M81 on page 13922 or as document/fee/file/instrument/microfilm No. 2871, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

NAME

TITLE

By Berntha D. Peterson Deputy

Fee \$3.50