

1-1-74

K-34 **3327**

WARRANTY DEED

Vol. 178 / Page 14665



KNOW ALL MEN BY THESE PRESENTS, That PATRICIA A. EAGAR also known as PATRICIA A. HITSON hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by NOEL C. REULAND, 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 $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 26, Township 39 South, Range 12 East of the Willamette Meridian, EXCEPTING THEREFROM the West 30 feet deeded to Klamath County for road purposes in Deed recorded September 14, 1956 in Volume 286, page 518, Klamath County Deed 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 is shown on Page 2 hereof.

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 \$ 60,000.00

Ⓞ 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 Ⓞ, 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 17 day of August, 19 81; 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.

Patricia A. Eagar
 Patricia A. Eagar also known as
 Patricia A. Hitson

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
 County of Klamath) ss.
 August 17, 19 81

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 _____

Personally appeared the above named Patricia A. Eagar also known as Patricia A.

EAGAR and acknowledged the foregoing instrument to be her voluntary act and deed.

_____, 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.

Notate me,
 (OFFICIAL SEAL) *[Signature]*
 Notary Public for Oregon
 My commission expires 8.5.83

Before me:
 _____ (OFFICIAL SEAL)
 Notary Public for Oregon
 My commission expires: _____

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Noel C. Reuland
P.O. Box 8190
Rowland Heights, CA 91748
 NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
 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 microfilm/tee/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

81 AUG 17 PM 3 142

WARRANTY DEED

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SUBJECT TO: (1) Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.

(2) Liens and assessments of Klamath Project and Langell Valley Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.

(3) Easement for right of way, including the terms and provisions thereof, given by J. G. Conley, a single man, to L. M. Dunn and June B. Dunn, husband and wife, dated April 10, 1940, recorded April 16, 1940, in Volume 128 page 409, Deed records of Klamath County, Oregon.

(4) Mortgage, including the terms and provisions thereof, given by David K. Hitson and Patricia A. Hitson, husband and wife, to The State of Oregon, represented and acting by the Director of Veterans' Affairs, dated July 11, 1972, recorded July 17, 1972, in Volume M72 page 7818, Mortgage records of Klamath County, Oregon, given to secure the payment of \$23,450.00.

(5) Reservations, restrictions, rights of way of record and those apparent on the land.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 17th day of August A. D. 19 81 at 3:42 o'clock P. M., and
duly recorded in Vol. M81, of Deeds on Page 14665

EV. LYN BIEHN, County Clerk
By Bernetha J. Detsch

Fee \$7.00