

## WARRANTY DEED

Vol. M-81 Page 15535

KNOW ALL MEN BY THESE PRESENTS, That Viola M. Roberts

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jean Etchevers, 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 Northeast 1/4 of the Northeast 1/4, of Section 13, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon EXCEPTING THEREFROM any portion thereof lying within the boundaries of any roads, highways, ditches or laterals. Subject, however, to the following:

1. The rights of the public in and to that portion of the above property lying within the limits of public roadways.
2. Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder.
3. Liens and assessments of Klamath Project and Klamath Irrigation District and regulations, contracts, easements, water and irrigation rights in connection therewith.
4. The assessment and tax rolls disclose that the within-described (for continuation of this deed see reverse side of this document)

(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 \$ 127,500.00

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 31st 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.

(If executed by a corporation,  
affix corporate seal)

x Viola M. Roberts  
Viola M. Roberts  
By Marguerette L. Albert  
Her Attorney-in-fact

STATE OF OREGON, }  
County of Klamath } ss.  
August 31, 1981

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  
Marguerette L. Albert

and acknowledged the foregoing instrument to be her voluntary act and deed as attorney in fact for Viola M. Roberts.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 5-6-84

\_\_\_\_\_, 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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jean Etchevers  
1246 Altschul Avenue  
Menlo Park, CA 94025

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

premises were specially assessed as farm land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last five years or lesser number of years in which the land was subject to the special land use assessment.

5. Acceptance of the Terms and Conditions of the Reclamation Extension Act, including the terms and conditions thereof, given by J. B. Malloy to United States of America, recorded March 12, 1915, in Deed Volume 43, Page 373, records of Klamath County, Oregon.

6. Easement for Irrigation Ditch, including the terms and provisions thereof, given by Guy S. Thompson, et ux, to Klamath Irrigation District, dated December 5, 1960, recorded December 6, 1960, in Deed Volume 326, Page 62, records of Klamath County, Oregon.

7. 1981-82 taxes, a lien in an amount to be determined, but not yet payable.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Frontier Title Co.

this 1st day of September A. D. 1981 at 3:17 o'clock P. M., and

duly recorded in Vol. M81, of Deeds on Page 5535.

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee \$8.00

