

3309

K-34706

15614

Vol. 181 Page

WARRANTY DEED

JESPERSEN-EDGEWOOD, INC., an Oregon corporation, Grantor conveys and warrants to MICHAEL C. MATWICH and BRENDA S. MATWICH, husband and wife, the following described real property located in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

E 1/2 NW 1/4 SE 1/4, SW 1/4 SE 1/4, SE 1/4 SW 1/4 of Section 18, Township 37 South, Range 10 East of the Willamette Meridian.

RESERVING TO THE GRANTOR, its successors and assigns, the ownership of and right to remove merchantable timber, reserving also the right of ingress and egress and the right to construct the necessary roads incidental to the logging operations.

ALSO RESERVING to the Grantor, its successors and assigns the right to graze cattle on the premises conveyed for a period of twenty years from the date hereof with the exception that Grantor shall not graze cattle within a 150 foot radius of the house that is currently located upon the premises.

TOGETHER WITH:

An easement for use of the domestic water well which provides water for the residence as well as a right of ingress and egress for necessary repair. Repair and maintenance of the pump and well to be the sole responsibility of Grantee. The said domestic water well located on the SW 1/4 NE 1/4 Section 18, Township 37 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

An easement 30 feet in width for purposes of ingress and egress to the above-described premises, said easement to be limited to agricultural, forestry or mining uses exclusively. The description of the easement is as follows:

Said easement being over and across the Westerly 30 feet of the NE 1/4 NE 1/4 of Section 19, Township 37 South, Range 10 E. W. M., Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. The taxes for 1981-82, are now a lien, but not yet payable;
3. The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. Taxes for the year 1980-81 and possibly prior years have been deferred pursuant to ORS 308.370 to 308.403. These, plus earned interest are due and payable when said reason for the deferment no longer exists;
4. Rights of the public in and to any portion of the

SEP 2 PM 3 02

herein described premises lying within the limits of any roads or highways;

The true and actual consideration paid for this conveyance is \$178,000.00, which includes other property promised or given.

WITNESS Grantor's hand this 2nd day of September, 1981.

JESPERSEN-EDGEWOOD, INC.
an Oregon corporation

by: Kenneth L. Jepsen
President

by: Lawrence C. Jepsen
Secretary/Treasurer

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared KENNETH L. JESPERSEN and LAWRENCE C. JESPERSEN, JR., who, being first duly sworn, depose and say that the former is the President and the latter is the Secretary/Treasurer of JESPERSEN-EDGEWOOD, INC., an Oregon corporation, and that they voluntarily signed and sealed this instrument in behalf of the corporation by authority of its Board of Directors.

BEFORE ME:

Brian Kay Way
Brian Kay Way
Notary Public for Oregon
NOTARY PUBLIC FOR OREGON
My Commission Expires: 6/4/1985

Unless a change is requested all future tax statements shall be sent to:

Department of Veteran's Affairs
1225 Ferry Street, S. E.
Salem, Oregon 97310

AFTER RECORDING RETURN TO:

Mr. and Mrs. Michael C. Matwich
Route 2 Box 809
Swan Lake Road
Klamath Falls, Oregon 97601

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

Klamath County Title Co.

on this 2nd day of September, D. 19 81
at 3:02 o'clock P M, and duly
recorded in Vol. M81 of Deeds

Page 15614
EVELYN BIEHN, County Clerk
Deputy
Fee \$8.00