

50871 MTC-10647-L

WARRANTY DEED

Vol. M-8/ Page 18006

KNOW ALL MEN BY THESE PRESENTS, That

Lawrence B. Wolter

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Sigmund Knerly

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:

SEE legal description as it appears on the Reverse of this deed.

(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 on the reverse of this deed, or 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 \$ 18,000.00

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 16th day of October, 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)

Lawrence B. Wolter
Lawrence B. Wolter

STATE OF OREGON, County of Klamath } ss.
10/16/81, 19 81.

Personally appeared the above named

Lawrence B. Wolter

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

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 7/13/85

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 _____

_____ 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:

Lawrence B. Wolter
1643 Manzanita Street
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Sigmund Knerly
7832 Moorcroft Ave.
Canoga Park, Ca.
GRANTEE'S NAME AND ADDRESS

After recording return to:

as above

NAME, ADDRESS, ZIP

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

Per Grantee

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 _____ on page _____ or as file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____

Recording Officer
Deputy

LEGAL DESCRIPTION

18007

A tract of land situated in the E $\frac{1}{2}$ of Section 19, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Section 19; thence South 00° 14' 22" West 1109.83 feet; thence South 13° 07' 17" West 87.28 feet; thence South 11° 36' 09" West 207.42 feet; thence South 07° 34' 59" West 346.39 feet; thence South 06° 34' 14" East 635.41 feet to a 5/8 inch iron pin on the West bank of Lost River and the true point of beginning of this description; thence South 06° 34' 14" East along said West bank 70.67 feet to a 5/8" iron pin; thence South 14° 09' 29" West along said West bank 240.37 feet to a 5/8" iron pin; thence South 23° 11' 27" West along said West bank 32.33 feet to a 5/8" iron pin; thence North 87° 07' 34" West 732.17 feet to a 5/8" iron pin on the East right of way line of the county Road; thence North 34° 16' 09" East along said East line 118.57 feet to a 5/8" iron pin; thence along said East line on the arc of a curve to the left (central angle = 23° 22' 45" and radius = 530 feet) 216.26 feet to a 5/8" iron pin; thence East 645.45 feet to the true point of beginning of this description.

SUBJECT TO:

1. Taxes for the fiscal year 1981-1982, a lien, not yet due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project and Horsefly Irrigation District.
4. Right of Way Easement, including the terms and provisions thereof,
Dated: September 22, 1981
Recorded: September 23, 1981
Volume: M81, page 16961, Microfilm Records of Klamath County, Oregon
In favor of: Pacific Power & Light Company
For: electric transmission and distribution line, and appurtenances
(Affects NW $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 19)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Company
this 13th day of Oct. A. D. 1981 at 3:19 o'clock P. M., and
duly recorded in Vol. M-81, of Deeds on Page 18006

Fee \$8.00

EVELYN BIEHN, County Clerk

By [Signature]