

TA 38-23635-3-7

1-1-74

6298

WARRANTY DEED

Vol. 1781 Page 19536



KNOW ALL MEN BY THESE PRESENTS, That CHARLES W. SHOWS AND PEGGY M. SHOWS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN WALLACE PLEMONS, 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 S 1/2 NE 1/4 NE 1/4 of Section 32; Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State 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 see exhibit A

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 \$ 6,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 10 day of September, 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)

Charles W Shows
CHARLES W. SHOWS

Peggy M Show
PEGGY M. SHOWS

(INDIVIDUAL)

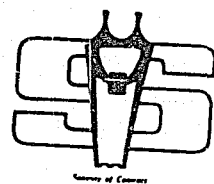
STATE OF CALIFORNIA
COUNTY OF Orange } SS.
On September 10, 1981 before me, the under-
signed, a Notary Public in and for said County and State, personally
appeared Charles W. Shows and Peggy M. Shows---

to be the person whose name I have subscribed to the within
instrument and acknowledged that they executed the same.
WITNESS my hand and official seal.

Claire H. Land

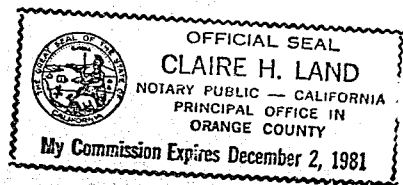
Name (Typed or Printed)

FORM SS



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FOR NOTARY SEAL OR STAMP



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SS.

JOHN WALLACE PLEMONS
c/o Michael L. Brant
325 Main Street, Klamath Falls, Oregon
GRANTEE'S NAME AND ADDRESS 97601

After recording return to:
Southwest Bank
1125 S. Main Street
Fallbrook, CA. 92028 Escrow 1-4932
NAME, ADDRESS, ZIP

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

John Wallace Plemons
c/o Michael L. Brant
325 Main Street, Klamath Falls, Oregon
NAME, ADDRESS, ZIP 97601

SPACE RESERVED
FOR
RECORDER'S USE

I certify that the within instru-
ment was received for record on the
day of 19
at o'clock M., and recorded
in book/reel/volume No.
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

1. Rights of the public in and to any portion of said premises within the limits of roads and highways.
2. Any existing easements visible on the ground for roads, pipelines or utilities, to which the property might be subject under provisions of Land Status Report recorded in Deed Volume 312 at page 353, including road right of way granted to State of Oregon and electric transmission line easement granted to California Oregon Power Company.
(Affects Sec. 28, 29, 32, Twp. 36 S., R 12 EWM)
3. An easement created by instrument, including the terms and provisions thereof
Dated : January 12, 1979
Recorded : January 12, 1979 Book: M-79 Page: 949
For : 60 foot easement for joint user roadway and all other roadway purposes over and across existing road
4. Agreement creating easement, including the terms and provisions thereof
Dated : June 5, 1980
Recorded : July 2, 1980 Book: M-80 Page: 12256
And dated : May 19, 1981
And recorded : June 1, 1981 Book: M-81 Page: 9693
Between : Theodoor M. Jens and Mr. and Mrs. John Wallace Plemons
For : 30 foot roadway easement and 10 feet for construction and maintenance of utility services
5. Taxes for the year 1981-82 which are a lien but not yet due and payable

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of San Francisco Title Co.
this 9th day of November A.D. 19 81 at 3:32 o'clock P M., and
duly recorded in Vol. M81, of Deeds on Page 19536

EVELYN BIEHN, County Clerk
By Bernetha A. Letoch

Fee \$8.00