

S81E 9948

WARRANTY DEED

Vol. M8Y Page 3181

KNOW ALL MEN BY THESE PRESENTS, That RANDAL J. ODERMANN and BARBARA S. ODERMANN, husband and wife hereinafter called the grantor for the consideration hereinafter stated, to grantor paid by CURTIS D. NEWKIRK and CAROLYN L. NEWKIRK, husband and wife 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:

Lots 14 and 15 and a portion of Lot 3 and 9 South of highway, Section 18, Township 31 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, SAVING AND EXCEPTING that portion deeded to Great Northern Railroad in Deed Volume 95, page 251.

- continued on the reverse side 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 side 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 \$130,000.00

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 12 day of March, 1982; 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)

STATE OF OREGON,

County of Lane

March 12, 1982

Personally appeared the above named RANDAL J. ODERMANN and BARBARA S. ODERMANN, husband and wife

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

Before me, Notary Public for Oregon
My commission expires: 11-12-84

Personally appeared

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

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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Mr. & Mrs. Randal J. Odermann
34145 Walnut Lane
Creswell, Oregon 97426

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Curtis D. Newkirk
Route 1 Box 37
Tulalake, Cal. 96134

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE'S

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE'S

NAME, ADDRESS, ZIP

STATE OF OREGON,

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

- continued from the reverse side of this deed

SUBJECT TO:

1. Rights of the

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
 2. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last ten (10) or lesser number of years in which the farm use assessment was in effect for the land and in addition thereto a penalty may be levied if notice of disqualification is not timely given.
 3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
 4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project.
 5. Reservations and restrictions as contained in Patent from United States of America, recorded in Volume 56, page 432, Records of Klamath County, Oregon.
(Affects Lots 14 and 15)
 6. Reservations and restrictions as contained in Patent from the United States of America, recorded in Volume 104, page 130, Records of Klamath County, Oregon.
(Affects Lots 8 and 9)
 7. Grant of Right of Way, including the terms and provisions thereof,
Dated: July 1, 1932
Recorded: December 14, 1932
Volume: 99, page 275, Records of Klamath County, Oregon
In favor of: The California Oregon Power Company
For: transmission and distribution of electricity
(Affects Lots 8 and 9)
 8. Grant of Right of Way, including the terms and provisions thereof,
Dated: June 27, 1932
Recorded: December 15, 1932
Volume: 99, page 277, Records of Klamath County, Oregon
In favor of: The California Oregon Power Company
For: transmission and distribution of electricity
(Affects Lots 14 and 15)
 9. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
Dated: February 28, 1980
Recorded: March 6, 1980
Volume: M80, page 4307, Microfilm Records of Klamath County, Oregon
Amount: \$63,000.00
Mortgagor: Randal J. Odermann and Barbara S. Odermann, husband and wife
Mortgagee: The Federal Land Bank of Spokane
- The Grantee named on the reverse side of this deed hereby agrees to assume and pay the above described Mortgage.

The Grantee named on the reverse side of this deed hereby agrees to assume and pay the above described Mortgage.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record - ~~XXXXXXXX~~

this 15 day of March A. D. 1932 at 11:25 o'clock A.M., and
duly recorded in Vol. M 82 of Deeds on Page 181.

Fee \$8.00

on Page 3181.
EVELYN BIEHN, County Clerk
By *Joyce McArthur*