

0282 11351

MTC 112402
WARRANTY DEED

M2 page 5349

KNOW ALL MEN BY THESE PRESENTS, That
Jess L. Hobackhereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Aubrey N. Starkey

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 19 and 20, MODOC POINT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, 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
Except as set forth 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 \$ 38,000.00

~~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 GRS-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 27 day of April, 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)

California
STATE OF OREGON, } ss.
County of Klamath
April 27, 1982
County of Riverside

Personally appeared the above named

Jess L. Hoback

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

(OFFICIAL SEAL)

Before me:
Notary Public for Oregon
My commission expires:

Jess L. Hoback

34878 County Line Road

Yucaipa, Calif. 92399

GRANTOR'S NAME AND ADDRESS

Aubrey N. Starkey

P.O. Box 697

Chiloquin, Oregon 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

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

Per Grantee

NAME, ADDRESS, ZIP

California
STATE OF OREGON, County of Riverside) ss.
April, 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

STEPHAN S. SHIMMONS, Jr.
NOTARY PUBLIC, CALIFORNIA
PRINCIPAL OFFICE IN
SAN BERNARDINO COUNTY
My Commission Exp. Feb. 24, 1984

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.

SPACE RESERVED
FOR
RECORDER'S USE

Recording Officer

By Deputy

0187

12811 5350

SUBJECT TO:

Rights of the public in and to any portion of the herein described premises lying within the limits of the streets, roads and highways.

The premises herein described are within and subject to the statutory powers, including the power of assessment, of Modoc Point Irrigation District.

The premises herein described are within and subject to the statutory powers, including the power of assessment of Modoc Point Sanitary District.

Reservations, restrictions and easements as contained in Deed from Lamm Lumber Company, a corporation as grantor to Kalman L. Pell and Katherine D. Pell, husband and Wife as grantees, recorded July 6, 1946 in Volume 192, page 1, Deed records of Klamath County, Oregon.

Grant Right of Way, including the terms and provisions thereof,
Dated: July 17, 1946

Recorded: July 30, 1946

Volume : 193, page 195, Records of Klamath County, Oregon

In favor of: The California Oregon Power Company

For: Transmission and distribuion of electricity

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of

This 30 day of April A.D. 19 82 at 12:40 o'clock P.M.

duly recorded in Vol. M 82, of Deeds on Page 5349

Fee \$8.00

By Joyce M. Durre EV. LYNN B. EMMETT, Clerk