

11736

MTC 5126

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Charmaine Wells

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Henry G. Zagala

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:

Beginning at a point which is North 47° 04' West 580 feet and North 30° 30' East 257.8 feet from the point of intersection of the Westerly line of La Lakes Avenue with the Northerly line of the Chiloquin-Agency County Road; thence North 30° 30' East 50 feet; thence South 59° 30' East 117.2 feet; thence South 30° 30' West 50 feet; thence North 59° 30' West 117.2 feet to the point of beginning, being a portion of Lot 6, Section 34, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Subject, however, to the following:

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. Grant of Right of Way, including the terms and provisions thereof, recorded in Volume 69, Page 348, Records of Klamath County, Oregon, granted to California To Have and to Hold 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 noted of record as of the date of this deed and those apparent upon the land as of the date of this deed; The above-described premises are being conveyed in an "as-is" condition

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 \$ -0-
 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 3rd day of May, 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.

Charmaine Wells
 Charmaine Wells

(If executed by a corporation,
 affix corporate seal)

STATE OF OREGON,

County of Klamath

May 3rd

19 82.

Personally appeared the above named

Charmaine Wells

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

(OFFICIAL
 SEAL)

Notary Public for Oregon

My commission expires: 7/16/84

STATE OF OREGON, County of

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

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL
 SEAL)

Charmaine Wells

P. O. Box 511

Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

Henry G. Zagala

P. O. Box 803

Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

Henry G. Zagala

P. O. Box 803

Chiloquin, OR 97624

NAME, ADDRESS, ZIP

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

Henry G. Zagala

P. O. Box 803

Chiloquin, OR 97624

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/reel/volume No. on 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

2376

5917

5917

(Continuation of the front side hereof)

Oregon Power Co., for pole and wire lines.

3. Grant of Right of Way, including the terms and provisions thereof, recorded in Volume 61, Page 15, Records of Klamath County, Oregon, granted to California Oregon Power Company, for pole and wire lines.
4. Right of Way Deed, including the terms and provisions thereof, recorded in Volume 93, Page 417, Records of Klamath County, Oregon, granted to Klamath County, for use of the public for county road.
5. The above-described property is subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights-of-way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States. (Dept. Instr., January 13, 1916, 44L.D. 513).
6. Trust Deed, dated October 16, 1978, and recorded October 24, 1978, in Volume M78 as Page 23848 of the Deed Records of Klamath County, Oregon to secure a note of \$12,000.00.

Grantor: William L. Dillman and Wilhelmine A. Dillman
 Trustee: Mountain Title Company
 Beneficiary: Lydia Drozdik

Said Trust Deed and the note it secures are hereby assumed by the Grantee herein.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 12 day of May A.D. 19 82 at 3:42 o'clock PM, and
 duly recorded in Vol. M 82, of Deeds on Page 5918

Fee \$8.00

EV. LYN BIEHN, County Clerk

By Joyce McArthur