

11846

WARRANTY DEED

Vol. 1182 Page 6106

KNOW ALL MEN BY THESE PRESENTS, That

Hollis Kiger and Lois Kiger, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 Dennis Lewis Mount and Ardell Marie Mount, Husband and Wife, 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 ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

"REFER TO 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 those
 that appear 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 \$ Clear Title.

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 15th 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.

(If executed by a corporation,
 affix corporate seal)

STATE OF OREGON, County of Klamath } ss.
 May 19 1982

Personally appeared the above named
 Hollis Kiger and Lois Kiger

Each acknowledged the foregoing instru-
 ment to be their voluntary act and deed.

Before me:
 (OFFICIAL SEAL) Charles R. Riehl

Notary Public for Oregon

My commission expires:

Sept 23, 1985

Hollis Kiger and Lois Kiger

GRANTOR'S NAME AND ADDRESS

Dennis Lewis Mount and Ardell Marie Mount

GRANTEE'S NAME AND ADDRESS

After recording return to:

MOUNTAIN TITLE COMPANY

NAME, ADDRESS, ZIP

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

NO CHANGE

NAME, ADDRESS, ZIP

STATE OF OREGON, County of } ss.
 May 19 1982

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 be-
 half 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)

STATE OF OREGON, } ss.

County of _____

I certify that the within instru-
 ment 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

SPACE RESERVED
 FOR
 RECORDER'S USE

0012

DESCRIPTION

01211

6107

A parcel of land situate in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North right of way line of the County Road which lies South 89° 33' West a distance of 123.4 feet and North 0° 28' West a distance of 30 feet from the iron axle which marks the Southeast corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, and running thence South 89° 33' West along the Northerly right of way line of the County Road a distance of 126.3 feet to a point; thence North 0° 27' West a distance of 276.3 feet to a point; thence North 89° 33' East a distance of 126.3 feet to a point; thence South 0° 27' East a distance of 276.3 feet, more or less to the point of beginning, in the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

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 premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project and Klamath Irrigation District.
3. An Easement created by instrument, including the terms and provisions thereof, Recorded: March 25, 1929
Volume: 85, page 467, Deed Records of Klamath County, Oregon
In favor of: The Pacific Telephone and Telegraph Company
For: Pole line
4. Waiver of riparian rights granted to the United States of America by conveyance executed by S. S. Henley, recorded November 3, 1906 in Volume 21, page 392, Deed Records of Klamath County, Oregon.
5. Real Estate Contract, including the terms and provisions thereof,
Dated: March 10, 1975
Recorded: March 20, 1975
Volume: M75, page 3180, Microfilm Records of Klamath County, Oregon
Vendor: Donald Lewis Mount and Ardell Marie Mount, husband and wife
Vendee: Byron B. Rosencrans and Linda K. Rosencrans, husband and wife

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 18 day of May A.D. 1982 at 11:29 o'clock A M
duly recorded in Vol. M 82, of Deeds on a 6106

Fee \$8.00

By Evelyn Biehn

EVELYN BIEHN, County Clerk