

12420

WARRANTY DEED

Vol. 118 Page 7017

8105 KNOW ALL MEN BY THESE PRESENTS, That

DONALD O. BIEBER and GLENDA A. BIEBER,

husband and wife

ORVAL J. EKSTROM

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by _____, hereinafter called and ELEANOR V. EKSTROM, 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 _____ and State of Oregon, described as follows, to-wit:

The S $\frac{1}{2}$ N $\frac{1}{2}$ E $\frac{1}{4}$; the S $\frac{1}{2}$ E $\frac{1}{4}$; the SE $\frac{1}{4}$ NW $\frac{1}{4}$; the NE $\frac{1}{4}$ SW $\frac{1}{4}$; the N $\frac{1}{2}$ SE $\frac{1}{4}$; the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 33, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

ALSO, a portion of Section 34, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; being more particularly described as follows:

Beginning at the Southwest corner of the N $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 34, Township 35 South, Range 10 East of the Willamette Meridian, thence Southerly along the West line of Section 34 to the Southwest corner of the SW $\frac{1}{4}$; thence Easterly along the South line of Section 34 to the Southeast corner of the SW $\frac{1}{4}$; thence Northerly along the East line of the SW $\frac{1}{4}$ to the Northeast corner of the S $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence diagonally Northwesterly to the point of beginning.

(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 \$ 123,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration of the transfer. (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 7th day of June, 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

June 7, 1982

Personally appeared the above named
DONALD O. BIEBER and GLENDA A. BIEBER, husband and wife

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

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 6/19/83

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____

_____, 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

My commission expires:

Mr. & Mrs. Donald O. Bieber
7748 Highway #140
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Orval J. Ekstrom
Rt 1 Box 233
Tulelake, CA 96134

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) ss.

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.

Recording Officer

By _____

Deputy

5105

(continued from the reverse side of this deed)

OSISA

7018

SUBJECT TO:

1. 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 that 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.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
3. Rights of the public and of governmental bodies in and to any portion of the herein described premises lying below the high water mark of the Sprague River.
4. Reservations, restrictions, and easements as contained in Deed from United States of America to Theodore A. Crume, recorded March 9, 1959, in Volume 310, page 371, Deed Records of Klamath County, Oregon, including but not limited to the following:

"Title to the above described property is conveyed subject to a right of way to Klamath County for Braymill-Sprague River Road, approved by Jos. M. Dixon, Assistant Secretary, Department of Interior, on April 27, 1932, pursuant to the provisions of the Act of March 3, 1901 (31 Stat. L. 1058-1084) and Departmental Regulations thereunder.

Title to the above described property is conveyed 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.

5. Grant of Right of Way, including the terms and provisions thereof,
Dated: April 22, 1959
Recorded: April 24, 1959
Volume: 312, page 47, Records of Klamath County, Oregon
In favor of: The California Oregon Power Company
For: electric transmission and distribution lines
6. Grant of Right of Way, including the terms and provisions thereof,
Dated: July 15, 1965
Recorded: August 10, 1965
Volume: M65, page 737, Records of Klamath County, Oregon
In favor of: Pacific Power & Light Company, a Maine corporation
For: one anchor and guy
7. Grant of Right of Way, including the terms and provisions thereof,
Dated: December 20, 1965
Recorded: February 4, 1966
Volume: M66, page 1013, Microfilm Records of Klamath County, Oregon
In favor of: Pacific Power & Light Company
For: electric transmission and distribution lines
8. An easement including the terms and provisions thereof,
Dated: October 26, 1981
Recorded: November 13, 1981
Volume: M81, page 19857
In favor of: Grant S. Perotti, Lorraine K. Perotti, and Susan L. Ward
For: The Westerly 30 feet of the following described property:
The SE $\frac{1}{4}$ NW $\frac{1}{4}$ and that portion of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 33, Township 35 South, Range 10 East of the Willamette Meridian, lying Northerly of the Chiloquin-Sprague River Highway.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

11:38

this 7 day of June A.D. 19 82 at 11:38 o'clock A.M., and

duly recorded in Vol. M82, of Deeds on Page 7017

Fee \$8.00

EVELYN BIEHN, County Clerk

By Joey McQuinn