

15199

WARRANTY DEED

MTC 11473-2

Vol. 1182 Page 11607

KNOW ALL MEN BY THESE PRESENTS, That

Julie Dale Everhart

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

C. Richard Mannhalter

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:

The East  $\frac{1}{2}$  of those portions of the  $W\frac{1}{2}SE\frac{1}{4}NW\frac{1}{4}$  and  $NW\frac{1}{4}NE\frac{1}{4}SW\frac{1}{4}$ , which lie Northerly of the Northerly right of way of the Sprague River Highway in Section 19, Township 35 South, Range 10 East of the Willamette Meridian, 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 \$ 15,500.00

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 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 30th day of Aug., 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)

Julie Dale Everhart

STATE OF OREGON, Calif.

County of Riverside

August 30

} ss.

Personally appeared the above named Julie Dale Everhart

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

STATE OF OREGON, County of Oregon, 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 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:

LENZIE L. HODGINS, CALIF.

Notary Public for Oregon

My Commission Expires April 6, 1984

Julie Dale Everhart

990 Central Ave., #93

Riverside, Ca. 92507

GRANTOR'S NAME AND ADDRESS

C. Richard Mannhalter

8195 Westwood Drive #23

Gilroy, Ca. 95020

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

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

Deputy

By

MOUNTAIN TITLE COMPANY

1. Taxes for the fiscal year 1982-1983, a lien, not yet due and payable.

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. Reservations, restrictions and easements as contained in Deed of Tribal Property recorded March 9, 1959 in Volume 310, page 369, Deed Records of Klamath County, Oregon, to wit:

"Title to the above described property is conveyed subject to a right of way to Klamath County for Braymill-Sprague River Road, approved by Jo. 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. 1058-1064) 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."

4. Grant of Right of Way, including the terms and provisions thereof,  
Dated: August 10, 1965

Recorded: October 27, 1965

Volume: M65, page 3184, Microfilm Records of Klamath County, Oregon

In favor of: Pacific Power & Light Company

For: Transmission and distribution of electricity

Affects: S $\frac{1}{2}$  of Sec. 19

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

1:38

this 2 day of Sept A.D. 19 82 at 1:38 o'clock P.M.

duly recorded in Vol. M 82, of Deeds on Page 11607

Fee \$8.00

By Evelyn Dehn  
EVELYN DEHN, County Clerk