

15576

WARRANTY DEED

CORRECTION DEED

KNOW ALL MEN BY THESE PRESENTS, That HOWARD KEATH BROWN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ESTATE OF JAMES GORDON BROWN

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:

PER EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THIS DEED IS GIVEN TO CORRECT THE LEGAL DESCRIPTION CONTAINED IN THAT DEED DATED AUGUST 6, 1982 IN VOLUME M82, PAGE 10091.

(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 above stated, & liens, assessments, rules & regulations for irrigation, drainage & sewage & reservations, restrictions, easements & rights of way of record and those apparent on the land,

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 consideration (indicate which).^⓪ (The sentence between the symbols^⓪, 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 15 day of September, 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)

HOWARD KEATH BROWN

STATE OF OREGON,

County of Klamath

September 15, 1982

ss.

Personally appeared the above named
HOWARD KEATH BROWN

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3/7/84

STATE OF OREGON, County of

), ss.

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:

HOWARD KEATH BROWN

Route 5, Box 1260-Algoma

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

ESTATE OF JAMES GORDON BROWN

c/o D. L. Hoots, 2261 S. 6th Street

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

D. L. HOOTS

2261 S. 6th Street, #2

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

D. L. Hoots

2261 S. 6th Street, #2

Klamath Falls, OR 97601

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/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

SPACE RESERVED
FOR
RECORDER'S USE

An undivided one-half ($\frac{1}{2}$) interest in the following described property:
That portion of the S $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 7, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying South of the North boundary line of the Algoma Lumber Company Railroad right of way, now abandoned, as shown by Deed recorded in Volume 42, page 557, Deed Records of Klamath County, Oregon, ALSO, the E $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 7; the W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 8; the NW $\frac{1}{4}$ of Section 17, and the N $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 18, all in Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH an easement for ditch and pipe line as described in and conveyed to Ellen Herlihy by Agreement recorded in Book 155, page 489, Deed Records of Klamath County, Oregon; together with all water rights, rights in ditches, canals, laterals and rights of way therefor, appurtenant to said premises or used in connection therewith or to be used in connection therewith, including but not limited to the U. S. Reclamation Service right to pump water from Upper Klamath Lake for the irrigation of 182 acres of the lands above described; together with all pumping equipment, including but not limited to one Pomona Pump, Motor No. 471759, U. S. 10 H.P. Type CFU-3 phase, engines, pumps and pipe under or on the surface of the land, now belonging to or used in connection with said lands, all of which are hereby declared to be and remain a part of said realty.

EXCEPTING THEREFROM THE FOLLOWING:

A parcel of land lying in the NE $\frac{1}{4}$ of Section 7, Township 37 South, Range 9 East of the Willamette Meridian, described as follows:

Starting from the Northeast corner of said Section 7; thence South a distance of 2218.6 feet to a point; thence West a distance of 934.1 feet, more or less, to the point of beginning; thence North 29° 05' West a distance of 374.9 feet to an iron pin; thence South 29° 05' East a distance of 59.0 feet to a point; thence North 60° 59' East a distance of 252.0 feet to an iron pin; thence South 29° 05' East a distance of 315.9 feet to a point; thence South 60° 59' West a distance of 44.3 feet to an iron pin; thence continuing South 60° 59' West a distance of 207.7 feet more or less to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record . . . 3:15
his 16 day of Sept A.D. 19 82 at o'clock P.M. and
duly recorded in Vol. M 82, of Deeds on a 12343
By Evelyn Biehn, County Clerk
Fee \$8.00

EXHIBIT "A"

Before me:
(OFFICIAL SEAL) *Elisa Dale Smith*
Notary Public for Oregon
My commission expires: 5-17-85

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)

ESTATE OF JAMES GORDON BROWN
c/o D.L. Hoots, 2261 S. 6th Street, #2
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

HOWARD KEATH BROWN
Route 5, Box 1260-Algoma
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
D. L. HOOTS
2261 S. 6th Street, #2
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
D. L. HOOTS
2261 S. 6th Street
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 16 day of Sept, 19 82, at 3:15 o'clock P.M., and recorded in book M82 on page 12345 or as file/reel number 15577.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk
Recording Officer
By *Joy Mc Shaw* Deputy
Fee \$4.00

SPACE RESERVED
FOR
RECORDER'S USE