

WARRANTY DEED

857281

KNOW ALL MEN BY THESE PRESENTS, That Robert E. Montgomery, also known as Robert Eugene Montgomery, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Gary Paul Worden and Leona Mae Worden, 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 appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 13, Block 23, KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 of this deed, or those apparent upon the land, if any, as of the date of this deed.

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 \$ 11,700.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (If space insufficient, continue description on reverse side)

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 11th day of October, 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.
October 11th, 1982

Personally appeared the above named

Robert E. Montgomery

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

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 7/13/85

Robert E. Montgomery

P.O. Box 273
Sprague River, Oregon 97639

GARY PAUL WORDEN AND LEONA MAE ELLEN WORDEN
Route 2 Box 741
Klamath Falls, Oregon 97601

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.
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 _____

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:

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.

SPACE RESERVED FOR RECORDER'S USE

By _____ Recording Officer
Deputy

SUBJECT TO:

WARRANTY DEED

13573

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

2. Reservations, including the terms and provisions thereof, contained in deed from United States of America to James F. Coburn, et al., dated June 8, 1959, recorded June 11, 1959 in Book 313 at page 275. Deed Records of Klamath County, Oregon as follows: 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; 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.

3. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, filed June 9, 1972 in Commissioners Journal, forming the Klamath Forest Estate-Sprague River Livestock District. (No persons shall allow or permit livestock of the bovine species, horses, mules, asses, sheep, goats and swine, to run at large within the boundaries hereinabove described.

4. Restrictions, set back provisions and utility easements as delineated on the recorded plat, but omitting restrictions, if any based on race, color, religion or national origin.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

11-15

this 12 day of Oct

A.D. 1982 at

o'clock A.M.

duly recorded in Vol. M 82, of

Deeds

on a 13672

EVLYN BEHN, Clerk

By *[Signature]*

Fee \$8.00

OFFICIAL
(SEAL)

STATE OF OREGON
County of
I certify that the within instrument was recorded for record on the day of October, 1982, at o'clock A.M. and recorded in Book of Deeds of said County. Witness my hand and seal of County Office

Recording Officer
Deputy