

16783

MTC 11668-5

WARRANTY DEED

Vol 1182 Page

14457

KNOW ALL MEN BY THESE PRESENTS, That GEORGE EDWARD WILKINSON and CHARLOTTE

MARY WILKINSON, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by NEWPORT PROPERTY ACQUISITIONS, INC., a California Corporation

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 NW1/4 of Section 24, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM all subsurface rights reserved in instruments recorded in Volume 297, page 43, and Volume M71, page 38, Deed Records of Klamath County, Oregon.

- 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 \$10,000.00

However, the actual consideration consists of or includes other property or value given or provided which is part of the consideration (indicate which). The sentence between the symbols \circ , 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 19th 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, CALIFORNIA } ss.
County of Los Angeles }
October 19th, 1982

Personally appeared the above named
GEORGE EDWARD WILKINSON and
CHARLOTTE MARY WILKINSON, husband and
wife and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

STATE OF OREGON, County of) ss.
19

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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:



OFFICIAL SEAL

BRENDA VILLANUEVA

NOTARY PUBLIC - CALIFORNIA

LOS ANGELES COUNTY

My commission expires 12/22/1993

California

Nov. 28, 1983

My commission expires:

Mr. & Mrs. George Edward Wilkinson
12229 Julius Avenue
Downey, CA 90242

GRANTOR'S NAME AND ADDRESS

Newport Property Acquisitions, Inc.
610 Newport Center Drive #550
Newport Beach, CA 92660

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

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.

Recording Officer

By Deputy

- continued from the reverse side of this deed -

SUBJECT TO:

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. Covenants, conditions, and restrictions as contained in Deed from United States of America, recorded in Volume 297, page 43, Deed Records of Klamath County, Oregon;

"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. All subsurface rights, except water, are hereby reserved in trust for the heirs of Rueben Walker, deceased Klamath Allottee No. 879."

4. Reservations and restrictions as contained in Contract recorded in Volume M71, page 38, Microfilm Records of Klamath County, Oregon:

"all rights of way for roads, ditches, canals, and conduits if any of the above there may be."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

Mountain Title Co.

this 29th day of October A.D. 19 82 at 11:23 clock A.M., and
duly recorded in Vol. M82 of Deeds on Page 14457

EVELYN BIEHN, County Clerk

By Bernetha K. Letach

Fee \$8.00

RECEIVED
(1982)

RECEIVED
Klamath County, Oregon
Nov. 26 1982
Vol. M82, Page 14457

STATE OF OREGON

I, County Clerk of Klamath County, Oregon, do hereby certify that the within instrument was duly recorded in the public records of this county on the 29th day of October, 1982, at 11:23 A.M., and that the same is a true and correct copy of the original as recorded in the public records of this county.

Recorded
Klamath County, Oregon