

MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol. 11917 Page 663

19336

KNOW ALL MEN BY THESE PRESENTS, That JOHN THOMAS BRADLEY II and CHRISTINE BRADLEY, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES E. TONEY and LINDA M. TONEY, 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 and State of Oregon, described as follows, to-wit:

Lot 15, MODOC POINT, according to the official plat thereof on file in the office of the County Clerk 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

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 \$ 17,000. 00

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 13th day of January, 1983; 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, ss. County of Klamath January 13, 1983.

Personally appeared the above named CHRISTINE BRADLEY for herself and as attorney-in-fact for JOHN THOMAS BRADLEY II and acknowledged the foregoing instrument to be their voluntary act and deed.

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

STATE OF OREGON, ss. Personally appeared 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.

(OFFICIAL SEAL)

Mr. & Mrs. John Thomas Bradley II 444 Spring Street Klamath Falls, OR 97601 GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. James Toney P.O. Box 2084 Oretech Branch Klamath Falls, OR 97601 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, ss. County of 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

- continued from the reverse side of this deed -

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Modoc Point Irrigation District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Modoc Point Sanitary District.
4. Reservations and restrictions as contained in Deed recorded in Volume 191, page 497, Deed Records of Klamath County, Oregon.
5. Grant of Right of Way, including the terms and provisions thereof,
Dated: July 17, 1946
Recorded: July 30, 1946
Volume: 193, page 195, Records of Klamath County, Oregon
In favor of: The California Oregon Power Company
For: Transmission and distribution of electricity
6. Agreement creating easement for water system, including the terms and provisions thereof, dated April 5, 1960, recorded January 3, 1961, in Volume 326, page 360, Records of Klamath County, Oregon, and Amendment recorded March 21, 1975, in Volume M75, page 3208, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record 2:29
This 13 day of Jan. A.D. 1983 at P.M.
duly recorded in Vol. M83, of Deeds on page 663

Fee \$8.00

By Joyce M. Ruse
EVALYNE BIRCH, County Clerk