

19488

WARRANTY DEED

MTL Vol. 11900-1 Page 1 875

KNOW ALL MEN BY THESE PRESENTS, That
Leland D. Hon

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James C. Oler and Rita R. Oler, 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:

The West 320 Feet of the North 320 Feet of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 34, Township 34 South, Range 7 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

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 \$ 29,500.00. ~~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 92.030.)~~

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 17th day of January, 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)

Leland D. Hon
Leland D. Hon

STATE OF OREGON, }
County of Klamath } ss.
January 17th, 1982.

Personally appeared the above named

Leland D. Hon

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

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 7/13/85

STATE OF OREGON, County of } ss.
1982.

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 _____, 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:

Leland D. Hon
P.O. Box 703
Chiloquin, Oregon 97624
GRANTOR'S NAME AND ADDRESS
James C. Oler and Rita R. Oler
14134 Lanark Street
Panorama City, Ca. 91402
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, } ss.

County of

I certify that the within instrument was received for record on the day of 1982, 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.

By

Recording Officer
Deputy

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. Right of Way Easement, including the terms and provisions thereof,
Dated: May 6, 1981
Recorded: May 22, 1981
Volume: M81, page 9090, Microfilm Records of Klamath County, Oregon
In favor of: Pacific Power & Light Company
Affects: North 10 feet of Right of Way
3. A 30 foot easement along the Northerly boundary of the above described property as shown on Major Partition #80.038.
4. Subject to an easement over the above described property as recorded in Volume M81, page 13310, and re-recorded in Volume M81, page 13724, Microfilm Records of Klamath County, Oregon.
5. Telephone Line Right of Way Easement, including the terms and provisions thereof, dated March 2, 1982, recorded March 22, 1982 in Volume M82, page 3519, Microfilm Records of Klamath County, Oregon.
6. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
Dated: July 6, 1982
Recorded: July 7, 1982
Volume: M82, page 8502, Microfilm Records of Klamath County, Oregon
Amount: \$12,500.00
Grantor: Leland D. Hon
Trustee: Mountain Title Company Inc.
Beneficiary: Robert F. Parker and Golda E. Parker, husband and wife
Said Trust Deed buyer agree to assume and pay in full.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record . 2:28
On 17 day of Jan A.D. 19 83 at 875 P.M.
duly recorded in Vol. M83, of Deeds on 875
Fee \$8.00
By EV. LYNN BIEHN, Clerk