

MOUNTAIN TITLE COMPANY

19524

WARRANTY DEED

MTC 11901-L

Vol. 11901-L 929

KNOW ALL MEN BY THESE PRESENTS, That

Wilburn J. Larkin and Opal M. Larkin, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Maxine E. Ray

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:

"SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE 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 set forth on the reverse of this deed, or 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 promised which is the whole consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 22.020.)

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)

WASHINGTON
STATE OF OREGON } ss.
County of Thurston }
January 13, 1983

Personally appeared the above named
Wilburn J. Larkin and
Opal M. Larkin

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

Before me:
(OFFICIAL SEAL) Sandra K. Updegraff

Notary Public for Oregon
My commission expires: 8-31-85

Residing in Olympia
Wilburn J. Larkin and Opal M. Larkin

GRANTOR'S NAME AND ADDRESS

Maxine E. Ray
P.O. Box 859

Chiloquin, Oregon 97624
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, County of Thurston
January 13, 1983
Personally appeared
Opal M. Larkin

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:

STATE OF OREGON, } ss.

County of
I certify that the within instrument was received for record on the day of 1983, 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

Recording Officer
Deputy

By

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

83 JAN 19 AM 8 58

DESCRIPTION

930

A portion of Government Lot 28 in Section 3, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Southeast corner of said Government Lot 28; thence North along the East line of Government Lot 28, 209.0 feet; thence West, 134.0 feet, more or less to the Easterly line of the Dalles-California Highway; thence Southwesterly along said Highway 213.0 feet, more or less to the South line of said Government Lot 28; thence East along the South line of Government Lot 28, 96 feet, more or less, to the point of beginning.

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. Easement, including the terms and provisions thereof, for right of way and for material sites, given to the State of Oregon, by instrument recorded October 28, 1957 in Volume 295, page 246, Deed Records of Klamath County, Oregon.

3. Reservations, restrictions and easements as contained in Land Status Report recorded in Volume 307 at page 636, Deed Records of Klamath County, Oregon, to wit:

"Right of way to Southern Pacific Railway Company, approved by First Assistant Secretary of the Interior on February 8, 1914, pursuant to the provisions of the Act of March 2, 1899 (30 Stat. 990), as amended by the Act of June 21, 1906 (34 Stat. 325, 330), and section 16 of the Act of June 25, 1910 (34 Stat. L., 855-859).

B. Right of way to Oregon State Highway Commission for highway, approved by Assistant Secretary of the Interior on April 13, 1938, pursuant to the provisions of the Act of March 3, 1901 (31 Stat. L., 1084).

C. The above described property is subject to any other 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. (Dept. Instr., January 13, 1916, 14 L. D. 513).

4. Grant of Right of Way, including the terms and provisions thereof, Dated: October 29, 1959

Recorded: November 6, 1959

Volume: 317, page 88, Deed Records of Klamath County, Oregon

In favor of: The California Oregon Power Company

5. Subject to a perpetual non-exclusive easement as reserved by Glenzer Enterprises, Inc., in instrument recorded March 5, 1968 in Volume M65, page 1505, Microfilm Records of Klamath County, Oregon, to wit:

"SAVING, EXCEPTING and RESERVING unto grantor, its successors and assigns, a perpetual non-exclusive easement for ingress to and egress from that portion of said Government Lot 28 lying West of the Westerly right of way of the Southern Pacific Railroad, said easement and right of way to be 60 feet in width and extend from the crossing on said railroad as now constructed parallel to the North line of said Lot to the Westerly right of way of United States Highway #97."

STATE OF OREGON; COUNTY OF KLAMATH; ss

I hereby certify that the within instrument was received and filed for record on the 13 day of Jan, A.D., 19 33 at 11:31 o'clock A M and duly recorded in Vol M33, of Deeds on page 121

FEE \$ 3.00

EVELYN BIEHN COUNTY CLERK
by [Signature] Deputy