

## Warranty Deed

20596

This Indenture Witnesseth, That ANZA INC., an Oregon corporation,

herein called "grantor," in consideration of TWENTY-FOUR THOUSAND AND NO/100 --- Dollars to it paid, has bargained and sold and by these presents does grant, bargain, sell and convey to

JOHN HAROLD HODGES, SR. and JUANITA HODGES, husband and wife,

herein called "grantees," their heirs and assigns forever, the following described premises, situated in Klamath County, State of Oregon:

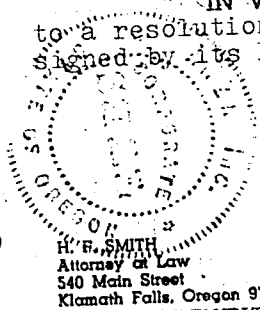
SW $\frac{1}{4}$ SW $\frac{1}{4}$ , Northerly 30 feet of the SE $\frac{1}{4}$ SW $\frac{1}{4}$  and the Northerly 30 feet of the SW $\frac{1}{4}$ SE $\frac{1}{4}$  lying West of and adjacent to an easement described in deed recorded in Volume M-73, Page 16734, records of Klamath County, Oregon, Section 29, and the SE $\frac{1}{4}$ , Section 30, all in Township 37 S., R. 9 E.W.M. SUBJECT TO:

(1) Unpaid taxes. (2) Rights of the public in and to any portion of the above-described premises lying within the limits of any roads or highways. (3) Reservations and restrictions contained in Deed from Frances E. Boyd, et ux, to W. Devereus, recorded in Volume 24, Page 433, Deed Records. (4) Right of way for transmission line, including the terms and provisions thereof, given by P. M. Reidy to California Oregon Power Company, recorded September 1, 1921, in Volume 56, Page 480, Deed Records. (5) Easement for transmission line, including the terms and provisions thereof, given by P. M. Reidy to California Oregon Power Company, recorded September 26, 1921, in Volume 56, Page 583, Deed Records. (6) Transmission line easement, including the terms and provisions thereof, given by George Hagelstein, et al, to United States of America, recorded February 21, 1952, in Volume 253, Page 37, Deed Records, and conveyed to The California Oregon Power Company by deed recorded April 21, 1954, in Volume 266, Page 316, Deed Records. (7) Right of way easement, including the terms and provisions thereof, given by Lewis Hagelstein and Nona B. Hagelstein, recorded December 13, 1968, in Volume M-68, Page 10815, Microfilm records. (8) Easement for roadway purposes, including the terms and provisions thereof, contained in deed from Lewis L. Hagelstein and Nona B. Hagelstein to Clifford J. Emmich, recorded December 31, 1973, in Volume M-73, Page 16734, and re-recorded January 14, 1974, in Volume M-74, Page 458, Microfilm Records. (9) Easement agreement, including the terms and provisions thereof, by and between James R. DeBaun, et al, recorded August 7, 1975, in Volume M-75, Page 9197, Microfilm Records. (10) Contract of sale dated July 23, 1975, between James R. DeBaun, Trustee, and/or any successor trustee, under written Declaration of Trust dated September 7, 1972, as seller, and Anza Inc., an Oregon corporation as buyer, which contract grantees assume and agree to pay, together with all tenements, hereditaments and appurtenances hereunto belonging or appertaining, and all estate, right, title and interest in and to the same.

TO HAVE AND TO HOLD said premises unto grantees, their heirs and assigns forever. Said grantor does covenant to and with said grantees, their heirs and assigns, that it is the owner of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as stated above; and that it and its successors and representatives will warrant and defend the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$24,000.00.

IN WITNESS WHEREOF, ANZA INC., an Oregon corporation, pursuant to a resolution of its board of directors, has caused these presents to be signed by its President this 16 day of May, 1977.



SEND TAX STATEMENTS TO:  
JOHN HAROLD HODGES, SR. and JUANITA HODGES  
711 Hillside, Klamath Falls, Oregon 97601

ANZA INC.  
By William E. Chabert  
President  
Lewy Hansen

STATE OF OREGON }  
County of KLAMATH } ss. \_\_\_\_\_, 19\_\_

Personally appeared the above-named  
known to me to be the identical person... described as grantor... in the within Deed, and  
acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.  
Before me:

NOTARY PUBLIC FOR OREGON  
My commission expires \_\_\_\_\_

STATE OF OREGON }  
County of KLAMATH } ss. May 16, 1977

Personally appeared WILLIAM E. CHILCOTE,  
who, being first duly sworn, did say that he is the President  
of ANZA INC., an Oregon corporation,  
and that the foregoing Deed was signed in behalf of said corporation by authority of its  
Board of Directors; and he acknowledged said Deed to be its voluntary act and deed.  
Before me:

Herman J. Smith  
NOTARY PUBLIC FOR OREGON  
My commission expires 12-21-78

*Ret John Hobbes Jr  
700 Alameda  
KF*

Warranty Deed

From

To

Recording Data:

Return to:

STATE OF OREGON; COUNTY OF KLAMATH; ss.  
Filed for record \_\_\_\_\_  
his 22 day of Feb. \_\_\_\_\_ A.D. 19 83 at \_\_\_\_\_ o'clock P M \_\_\_\_\_  
duly recorded in Vol. M83 of Deeds on page 2775  
Fee \$8.00  
By Evelyn Bienn County \_\_\_\_\_  
EVELYN BIENN, County \_\_\_\_\_