

MOUNTAIN TITLE COMPANY INC.

21666

MTC 12197-L WARRANTY DEED

Vol. 1483 Page 4367

KNOW ALL MEN BY THESE PRESENTS, That FREDERICK D. GOTT and SELMA GOTT, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GLEN F. HORNER and LORETTA B. HORNER, 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 S½ of Government Lot 32, Section 29, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the East 230 feet.

- continued on the reverse side of this deed -

MOUNTAIN TITLE COMPANY INC.

(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 \$ 25,000.00

~~THE WHOLE OF THE ABOVE DESCRIBED PREMISES, TOGETHER WITH ALL THE RIGHTS AND INTERESTS THEREIN, HAVE BEEN CONVEYED TO THE GRANTOR BY THE GRANTOR'S PREDECESSORS, WHOSE NAMES ARE SET FORTH IN THE REVERSE SIDE OF THIS DEED.~~

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 March, 1983; its board of directors.

MARIA G. HERRERA L.
NOTARY PUBLIC - CALIFORNIA
Principal Office in San Diego County
My Commission Exp. April 13, 1984



of SAN DIEGO, CALIFORNIA } ss.
March 19th, 1983

Personally appeared the above named FREDERICK D. GOTT and SELMA GOTT husband and wife

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

Before me, Notary Public for California
My commission expires: 4-13-84

Mr. & Mrs. Frederick D. Gott
4314 Alder Drive
San Diego, CA 92116
GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Glen F. Horner
P.O. Box 55
Sprague River, OR 97639
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 } ss.

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 _____

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: 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 _____, 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.

By _____ Recording Officer
Deputy

MOUNTAIN TITLE COMPANY INC.

- continued from the reverse side of this deed -

SUBJECT TO:

1. Reservations and restrictions as contained in Patent recorded in Volume 291, page 210, Records of Klamath County, Oregon, including but not limited to the following:
 "The lands hereby conveyed are subject to a lien prior and superior to all other liens for the amount of costs and charges due to the United States for and on account of construction, operation, and maintenance of the irrigation system and acquisition or water rights by which said lands have been or are to be reclaimed and the lien so created is hereby expressly reserved in accordance with the provisions of the Act of March 7, 1928 (45 Stat. 200-210), as supplemented by the Act of July 1, 1932 (47 Stat. 564-565)."
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Modoc Point Irrigation District.
3. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
4. Right of way for transmission line, including the terms and provisions thereof, granted to the California Oregon Power Company, by instrument dated May 7, 1943, recorded May 18, 1943, in Volume 155, page 302, Deed Records of Klamath County, Oregon.
5. Right of Way for road along South line of herein described property, including the terms and provisions thereof, granted to Klamath Indian Agency (USFS Roads), by instrument dated December 1, 1952, recorded June 11, 1958, in Volume 12, page 634, Miscellaneous Records, Document 29125.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

This 22nd day of March A.D. 1983 at 1:34 P.M.

duly recorded in Vol. M83 of Deeds on p. 4367

EVLYN B. EHN, County Clerk

By [Signature]

Fee \$8.00