

MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol. 1183 Page 4869

KNOW ALL MEN BY THESE PRESENTS, That Delores Vallier as Personal Representative for the Estate of Alfred C. Backes hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Thomas W. Lassett and Penny L. Lassett, 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:

SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED

203 APR 1 AM 11 57

(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 APPEARS ON THE REVERSE OF THIS DEED, OR 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 \$ 74,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.) 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 1st day of April, 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)

Delores Vallier as Personal Representative for the Estate of Alfred C. Backes

STATE OF OREGON,
County of Klamath } ss.
April 1, 1983

STATE OF OREGON, County of _____) ss.
Personally appeared _____, 19____

Personally appeared the above named Delores Vallier as Personal Representative for the Estate of Alfred C. Backes and acknowledged the foregoing instrument to be her voluntary act and deed.

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, *John Stelle*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 7/13/85

Notary Public for Oregon
My commission expires: _____
(OFFICIAL SEAL)

Delores Vallier, Personal Representative

GRANTOR'S NAME AND ADDRESS
Thomas W. Lassett and Penny L. Lassett
1800 Pine Grove Road
Klamath Falls, Oregon 97601

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 _____ } ss.
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.

SPACE RESERVED FOR RECORDER'S USE

By _____ Recording Officer
Deputy

MOUNTAIN TITLE COMPANY

DESCRIPTION

Beginning at a point from which the quarter section corner on the North boundary of Section 4, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, bears due North 10 chains distant; thence East 10.6 chains to the West bank of Spring Creek; thence down the West bank of Spring Creek South $23^{\circ} 30'$ West 3.48 chains; thence South $15^{\circ} 15'$ East 4.15 chains; thence South $11^{\circ} 30'$ West, 2.86 chains; thence West 9.75 chains to the North and South center line of said Section 4; thence North 10 chains to the place of beginning, according to the public surveys being the Southwest portion of the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of the aforesaid Section 4, Township 34 South, Range 7 East of the Willamette Meridian.

ALSO, beginning 20 chains South of the $\frac{1}{4}$ section corner on the North boundary of Section 4, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence South 370 feet; thence East 617 feet; thence North $30^{\circ} 30'$ East 371 feet; thence West 612 feet to the place 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. Rights of the public and of governmental bodies in and to any portion of the herein described premises lying below the high water mark of Spring Creek.
3. An Easement created by instrument, including the terms and provisions thereof,
Dated: January 31, 1958
Recorded: March 21, 1958
Volume: 298, page 215, Deed Records of Klamath County, Oregon
In favor of: W. W. Southwell and Jennie Southwell
For: Ingress and egress
4. Grant of Right of Way, including the terms and provisions thereof,
Dated: August 31, 1965
Recorded: May 17, 1966
Volume: M66, page 5258, Microfilm Records of Klamath County, Oregon
In favor of: Pacific Power & Light Company
For: Transmission and distribution of electricity

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

This 1 day of April A.D. 1983 at 11:58 A.M.
duly recorded in Vol. M83 of Mortgage 4869

8.00

By EVELYN B. LEHN, Clerk