

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Joe A. Shotwell and Shirley A. Shotwell, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Loyette L. Jackson

, 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:

A portion of Government Lot 16, Section 6, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at Northeast corner of Lot 16, Section 6, Township 35 South, Range 7 East of the Willamette Meridian; thence South 330 feet; thence West 319.3 feet; thence North 330 feet; thence East 319.3 feet to the point of beginning.

Subject, however, to the following:

1. The rights of the public in and to that portion of the above property lying within the limits of roads and highways.
2. Any rights acquired by grant from United States of America to The California Oregon Power Company, amended or supplemented and recorded on September 10, 1921 in Book 56 at page 503; by agreement between Euphemia J. Warner and husband, to the California Oregon (for continuation of this deed see reverse side of this document)

(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

noted of record as of the date of this deed and 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 \$ 14,325.00

~~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 ^①, 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 May, 19 81; 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)

New Mexico
STATE OF OREGON } ss.
County of Santa Fe
May 8, 19 81

Joe A. Shotwell
Shirley A. Shotwell
STATE OF OREGON, County of Klamath) ss.
May 8, 19 81

Personally appeared the above named Joe A. Shotwell and Shirley A. Shotwell, husband and wife

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

(OFFICIAL SEAL)

New Mexico
Notary Public for Oregon

My commission expires: 12/12/82

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the day of May, 19 81

at _____ o'clock _____ M., and recorded in book reel volume No. _____ on page _____ or as document, fee, file/instrument/microfilm No. _____ Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____

Deputy

After recording return to:

Loyette L. Jackson
P.O. Box 492
Chiloquin, Or 97624
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

Power Company, recorded May 3, 1925 in Deed Book 64 at page 76 of said county.

3. An easement created by instrument, including the terms and provisions thereof

Dated : December 17, 1940 Book: 135 Page: 167
 Recorded : January 31, 1941
 In favor of : The California Oregon Power Company, a California corporation
 : Transmission and distribution of electricity

For

(This instrument also disclosed that there is a public right of way over the land described herein).

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record

this 5th day of April A.D. 1943 at 1:38 o'clock p.m. and
 duly recorded in Vol. M83 of Deeds on 5088

By EMILYN BEHN, County Clerk

8.00