

MOUNTAIN TITLE COMPANY INC.

21066

MTG 12474L WARRANTY DEED

Vol. 483 Page 5461

KNOW ALL MEN BY THESE PRESENTS, That
Robert Paul White

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Dan Bailey and Neal G. Buchanan, each to an undivided one-half interest, 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 S $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 22, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

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 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 \$ 25,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is 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 31st day of May, 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.

Robert Paul White
Robert Paul White

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

May 31, 1983

Personally appeared the above named

Robert Paul White

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/13/85

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

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:

Robert Paul White

GRANTOR'S NAME AND ADDRESS

Neal Buchanan and Daniel Bailey
210 North 4th Street
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,

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

SUBJECT TO:

8462

1. Taxes for the fiscal year 1982-1983, due and payable.
Amount: \$291.44, plus interest. Account No.: 8-3611-2230 Tax Lot 1100
2. Taxes for the fiscal year 1981-1982, due and payable.
Amount: \$203.79, plus interest. Account No.: 8-3611-2230 Tax Lot 1100
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. Reserving one half mineral rights as conveyed to Livingston Oil Company, a corporation, in instruments recorded May 23, 1955 in Volume 274, page 422, recorded April 30, 1964 in Volume 352, page 528 and recorded June 23, 1958 in Volume 300, page 234, all Deed Records of Klamath County, Oregon.
5. Mortgage, including the terms and provisions thereof given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
Dated: June 27, 1977
Recorded: June 27, 1977
Volume: M77, page 11316, Microfilm Records of Klamath County, Oregon
Amount: \$13,000.00
Mortgagor: Robert Paul White
Mortgagee: Henry Thomas Hood
Said mortgage buyer agrees to assume and pay in full

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 1st day of June A.D. 19 83 at 9:00 o'clock A. M., and
duly recorded in Vol. M83 of Deeds on Page 8461

By EVELYN BIEHN, County Clerk

Fee \$8.00