

24309

MOUNTAIN TITLE COMPANY INC.

WARRANTY DEED

MTC 1231801. 483 Page

3854

KNOW ALL MEN BY THESE PRESENTS, That JOE GREEN INVESTMENT COMPANY, an Oregon Corporation hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD C. VAN COTT and GEORGINA A. VAN COTT, as tenants in common, 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:

All that portion of Lot 7 of Section 6 in Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, starting at the Southwest corner of said Lot, running East 794 feet and thence North to a point on the North boundary of the right of way of the Enterprise Irrigation Canal which is the true point of beginning; thence running Northwesterly along the said North line of said Canal right of way to a point which is 400 feet East of the West boundary of said Lot 7; thence North to the North boundary of said Lot 7; thence East along the said North boundary of said Lot 7 (394 feet more or less) to a point North of the true point of beginning; thence South to said point of beginning.

MOUNTAIN TITLE COMPANY INC.

Also that parcel of land, the boundaries of which are described as follows: Beginning at a point 30 feet North and 600 feet North 89° 58' East from the Southwest corner of Section -continued on the reverse side of this deed -

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 \$ 27,500.00

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 7th day of June, 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)

STATE OF OREGON,

County of _____ ss.

1983

Personally appeared the above named _____

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon
My commission expires: _____

JOE GREEN INVESTMENT COMPANY
P.O. Box 1915
Eugene, OR 97401

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Richard C. Van Cott
2209 Kane Street
Klamath Falls, OR 97601

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 Klamath ss.

June 7, 1983

Personally appeared JOE GREEN, _____

and each for himself and not one for the other, did say that he is the president of the JOE GREEN INVESTMENT COMPANY, 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:
Notary Public for Oregon
My commission expires: 6/19/83

(OFFICIAL SEAL)

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 1983,

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 -

6 in Township 39 South, Range 10 East of the Willamette Meridian, thence North 89° 58' East 194 feet, thence North 370 feet, more or less, to the South or lower line of the right of way of Enterprise Irrigation District Canal; thence Northwesterly along said canal line to a point due North of the point of beginning; thence South 430 feet more or less to the point of beginning.

EXCEPTING THEREFROM THE FOLLOWING:

A parcel of land situated in Lot 7, Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron pin lying South 89° 59' East 660.0 feet and North 0° 19' 20" West 30.0 feet from the Section corner common to Sections 1, 6, 7, and 12, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, said pin being on the North right of way line of Hilyard St.; thence continuing North 0° 19' 20" West 150.0 feet to a point; thence South 89° 59' East 134.0 feet to a point; thence South 0° 19' 20" East 150.0 feet to a point on the North right of way line of Hilyard St.; thence North 89° 59' West 134.0 feet to the point of beginning; with bearings based on Survey No. 3070, filed in the Klamath County Engineer's Office. ALSO EXCEPTING THEREFROM the North 38 feet thereof.

SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
4. Reservations, restrictions, and easements as contained in Deed recorded August 10, 1943, in Volume 179, page 7 and Deed recorded January 2, 1947, in Volume 200, page 327, all Deed Records of Klamath County, Oregon, to wit:

"Grantor reserves the right to itself and its successors an interest to lay and maintain underground water pipes across said premises to supply domestic water to owner of adjacent land. This conveyance shall be subject to existing rights of the Enterprise Irrigation District to maintain and repair its ditches, laterals, headgates, and other works on or adjacent to said premises and to the further right of the grantor to run or permit to run, laterals along the toe of said ditches or laterals to properly irrigate any lands in Lot 7 of Section 6 in Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 7th day of June A. D. 19 83 at 4:04 clock P. M., and
duly recorded in Vol. M83, of deed on Page 8854

8.00 fee

By EVELYN BREHN, County Clerk
[Signature]