

24952

MTC 12477-K WARRANTY DEED

Vol. 173 Page 9856

KNOW ALL MEN BY THESE PRESENTS, That LEE L. STONE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GEORGE L. ROBINSON, JR. and LOIS POSTNIKOFF, not as tenants in common, but with the right of survivorship, 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:

PARCEL 1:

The N $\frac{1}{2}$ of that portion of the following described tract of land lying within the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 2, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Commencing at the intersection of the Southerly or Westerly boundary of the Sprague River and the West boundary of the W $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section; thence Easterly, Southerly, and Westerly along the bend of the Sprague River to the West boundary of W $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ of

said Section 2; thence North along the West boundary of the W $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ and the W $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ to the point of beginning.

MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -
(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 \$39,000.00. (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 17th 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.

See S. Stone by Phil S. Stone
LEE L. STONE
attorney in fact

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON

County of Klamath

June 17, 1983

Personally appeared the above named
PHIL STUDENBERG as attorney-in-fact
for LEE L. STONE

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

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 6/19/83

Lee L. Stone

% Phil Studenberg 1225 5th
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

George L. Robinson, Jr. & Lois Postnikoff
5708 Hart Court
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

Personally appeared

and
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 be-
half 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:

(OFFICIAL
SEAL)

STATE OF OREGON,

County of

I certify that the within instru-
ment 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

- continued from the reverse side of this deed -

PARCEL 2:

The following described real property in Klamath County, Oregon, lying Southerly and Westerly of the Sprague River:

The E₂E₁E₂ of Section 2, Township 35 South, Range 7 East of the Willamette Meridian, EXCEPTING the following parcel:

A tract of land in the W₂W₂W₂ of Section 1 and the E₂E₂E₂ of Section 2, Township 35 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the West boundary of the E₂E₂E₂ of said Section 2, said point being 375 feet South of the centerline running East and West through said Section 2; thence East parallel to said centerline to the East boundary of said Section 2; thence North along the East boundary of said Section 2 to a point 375 feet North of the East quarter corner of said Section 2; thence East parallel to the centerline running East and West through said Section 1 to the East boundary of the W₂W₂W₂ of said Section 1; thence South along the East boundary of said Section 1; thence West along the South boundary of said Sections 1 and 2, to the Southwest corner of the E₂E₂E₂ of said Section 2; thence North along the West boundary of the E₂E₂E₂ of said Section 2 to the point 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 and the State of Oregon, in and to any portion of the herein described premises lying below the high water mark of the Sprague River.
3. Reservations, restrictions, and easements as contained in Land Status Report recorded in Volume 303, page 342, Deed Records of Klamath County, Oregon.
4. Reservations, restrictions, and easements as contained in Land Status Report recorded in Volume 305, page 668, Deed Records of Klamath County, Oregon.

STAT : OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 23rd day of June A.D. 19 83 at 1:23 o'clock P.M., and
duly recorded in Vol. M83, of Deeds on Page 9856

EVELYN BIEHN, County Clerk
By [Signature]

Fee \$8.00