

K-36351

1-1-74

26558

WARRANTY DEED

Vol. 113 Page 12875

KNOW ALL MEN BY THESE PRESENTS, That  
HERMAN F. ROMTVEDT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
GERRIT W. KOSTERS and KATHRYN KOSTERS, 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See Exhibit "A" Attached

(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

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 \$ 5,700.00  
However, the actual consideration consists of or includes other property or value given or promised which is  
the whole 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 22nd day of July, 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 WASHINGTON } ss.  
County of Snohomish  
July 27, 1983

Personally appeared the above named  
Herman F. Romtvedt

and acknowledged the foregoing instru-  
ment to be his voluntary act and deed.

Before me:  
James A. Buech  
Notary Public for Washington  
My commission expires: 2-13-87

STATE OF OREGON, County of Snohomish ) ss.  
July 27, 1983

Personally appeared \_\_\_\_\_, 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 \_\_\_\_\_

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.

Notary Public for Oregon  
My commission expires:

(OFFICIAL  
SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Gerrit W. Kusters  
P.O. Box 604  
Monroe, Washington 98272

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

Taxes are to be paid by:  
Robert A. and Patricia R. Langley

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, } ss.  
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/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.

NAME TITLE  
By \_\_\_\_\_ Deputy

the grantees

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EXHIBIT "A"

12876

The following described real property situated in Klamath County, Oregon:

A parcel of land situated in the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 15, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$  said point being S. 00°47'35" E. 215.41 feet from the Northeast corner of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ , thence S. 00°47'35" E. 350.00 feet to the North line of the O. C. & E. Railroad right of way; thence S. 81°36'00" W. along said North line a distance of 1018.44 feet to the intersection of the South extension of the East line of a parcel of land conveyed to Matt H. Obenchain and wife by Deed recorded August 17, 1965, in Volume M65 page 964; thence North along said South extension and the East line of said Obenchain parcel and the North extension of said East line, a distance of 420.00 feet; thence N. 85°30'34" E. 1005.76 feet to the point of beginning, containing 8.89 acres more or less.

TOGETHER WITH a 30 foot easement for ingress and egress over and across the following described parcel of land:

Beginning at a point on the North line of the O. C. & E. Railroad right of way, said point being the intersection of said North right of way and the South extension of the East line of the Obenchain parcel; thence North 420.00 feet; thence N. 85°30'34" East 30.09 feet; thence South 417.88 feet to the North line of the O. C. & E. Railroad right-of-way; thence S. 81°36'00" West 30.32 feet to the point of beginning.

ALSO a 12 foot wide roadway from Oregon, California and Eastern Railway Company, a Nevada corporation to Herman F. Romtvedt, dated January 29, 1976, recorded February 27, 1981, in Volume M-81 page 3433, Deed records of Klamath County, Oregon

SUBJECT TO:

- 1) Taxes for 1983-84 which are now a lien but not yet due and payable.
- 2) Reservations, restrictions, easements and reights of way of record and those apparent upon the land.
- 3) Contract of Sale, including the terms and provisions thereof, from Herman F. Romtvedt, as Seller to Robert A. Langley and Patricia R. Langley, husband and wife, as Buyers, dated May 1, 1981, recorded May 26, 1981, in Volume M-81 page 8109, Deed records of Klamath County, Oregon.

STATE OF GREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 4th day of AUG A.D. 1983 at 11:45 A  
duly recorded in Vol. M83 of DEEDS

8.00

By EVELYN BIEHN, Ccl.