

JOHN L. HECK

, hereinafter called grantor, convey(s) to

JAMES V. RODGERS

all that real property situated in the County of Klamath, State of Oregon, described as:

The ~~N1/4E1/4~~ Section 17, Township 35 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except See Exhibit "A" Attached hereto

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 12,500.00 *

Dated this 15TH day of July, 1983

JOHN L. HECK

STATE OF OREGON, County of Klamath) ss.

July 15, 1983 personally appeared the above named JOHN L. HECK and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 11-2-86

* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

JOHN L. HECK

TO
JAMES V. RODGERS

After Recording Return to: Tapes:

James V. Rogers
P.O. Box 910
Mt. Shasta City, Calif.

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 _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By _____

Deputy

EXHIBIT "A"

Attached to: Warranty Deed

John L. Heck
to

James V. Rodgers

1. Rights of the public in and to any portion of said premises lying within the limits of public roads and highways.
2. Reservations and easements, including the terms and provisions thereof, as set out in Deed recorded June 18, 1959 in Deed volume 313 at page 381, as follows: "title to the above described property is conveyed subject to a 60 foot right of way for Indian Service Road No. S-55, approved January 5, 1959, by M. M. Zollar, Superintendent, Klamath Indian Agency, Klamath Agency, Oregon, pursuant to the provisions of the Act of February 5, 1948, (62 Stat. 18; U.S.C. 323-328); Public Law 587, August 13, 1954 68 Stat. 772, Section 17); and Departmental Regulations (25 CFR 161, FR248) and subject to prior valid existing right or adverse claim.

Title to the above described property is conveyed subject to all other existing easements for public roads and highways, for public utilities, and for railroads and pipelines and for any other easements or rights of way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States. (Dept. Instr., January 13, 1916, 44 L.D. 513).

3. An easement created by instrument, including the terms and provisions thereof,
Recorded
For
 : July 14, 1977 Book: M-77 Page: 12461
 : An easement of 30 feet along all boundaries for public highway for use in common with others

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 15th day of August A.D. 19 83 at 10:55 clock AM, and
 duly recorded in Vol. M83, of Deeds on Page 13638

EVELYN BIEHN, County Clerk

By [Signature]

Fee \$8.00