

27011

MTC 12635-L

WARRANTY DEED

Vol. 483 Page 13681

KNOW ALL MEN BY THESE PRESENTS, That

LEROY L. GILDER and CAROL H. GILDER,

husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

MICHAEL T. FROST and GAIL O. FROST, husband and wife

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:

A tract of land situated in the Northeast Quarter of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin from which the corner common to Sections 5, 6, 7, and 8 of said Township and Range, bears North 49°02'09" East a distance of 1145.0 feet (said Section corner marked by an iron axle); thence South 02°36'50" West a distance of 650.69 feet to the Northeast corner of parcel of land conveyed to Charles Fisher and Ron Phair by Deed recorded February 9, 1977, in Volume M77, page 2413, Microfilm Records of Klamath County, Oregon; thence West along the North line of last mentioned parcel to a point on the apparent Easterly right-of-way line of Booth Road; thence continuing West 30 feet,

MOUNTAIN TITLE COMPANY INC.

more or less, to the West line of the E 1/2 NE 1/4 of said Section 7; thence North 0°15' 55" East along said West line a distance of 666.05 feet to the Northwest corner of tract conveyed to Lee L. Gilder, et ux, by Deed recorded January 12, 1977, in Volume M77, page

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) (continued on the reverse)

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 \$ 93,000.00

Whereby the said consideration consists of or includes other property or value given or promised which is the true and actual consideration (indicate which) (The sentences between the symbols ①, 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 15th day of August, 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, after corporate seal)

LEROY L. GILDER

Carol H. Gilder

CAROL H. GILDER

STATE OF OREGON, County of

Klamath

August 15, 1983

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 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: 6/19/87

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Mr. & Mrs. Leroy L. Gilder

4975 Homedale
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Michael T. Frost

P.O. Box 661
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

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

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

1272 Microfilm Records of Klamath County, Oregon; thence South 87°39'31" East 30 feet, more or less to a point on the apparent Easterly right of way line of Booth Road; thence continuing South 87°39'31" East along the Northerly line of last mentioned tract, a distance of 442.7 feet, to the point of beginning.

EXCEPTING THEREFROM a strip of land 30 feet wide along the West side thereof, conveyed to Klamath County by Deed recorded September 18, 1961, in Volume 332, page 237, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM a parcel of land situated in the NE 1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin from which the corner common to Sections 5, 6, 7, and 8, said Township and Range, bears North 49°02'09" East a distance of 1145.0 feet; thence North 87°39'31" West, a distance of 442.7 feet to a point on the apparent Easterly right of way line of Booth Road; thence continuing North 87°39'31" West a distance of 30.2 feet, more or less, to the West line of the E 1/2 NE 1/4 of said Section 7; thence South 00°15'55" West along said West line a distance of 159.5 feet to a point; thence South 89°44'05" East a distance of 30.0 feet to the apparent Easterly right of way line of Booth Road; thence continuing South 89°44'05" East a distance of 436.6 feet, more or less, to the Easterly line of tract conveyed to Lee L. Gilder, et ux by Deed recorded in Volume M77, page 1272, Microfilm Records of Klamath County, Oregon; thence North 02°36'56" East along said Easterly line a distance of 138.5 feet, more or less, to the point of beginning.

SUBJECT TO:

1. Taxes for the fiscal year 1983-1984, a lien, not yet due and payable.
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 assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last ten (10) or lesser number of years in which the farm use assessment was in effect for the land and in addition thereto a penalty may be levied if notice of disqualification is not timely given.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Pine Grove Irrigation District, and Enterprise Irrigation District.
5. Grant of Right of Way, including the terms and provisions thereof, in favor of The California Oregon Power Company, for 2 anchors and guys, recorded in Volume 281, page 130, Records of Klamath County, Oregon.
(Affects portion near Westerly boundary of that portion of SE 1/4 NE 1/4 which lies North and East of Oregon State Highway #66, in Sec. 7, T. 39 S., R. 10 E.W.M.)
6. Grant of Right of Way, including the terms and provisions thereof, dated November 25, 1957, and recorded in Volume 296, page 232, Records of Klamath County, Oregon, to The California Oregon Power Company, a California corporation, for pole and wire lines and other facilities for the transmission and distribution of electricity. (Affects portion of E 1/2 NE 1/4 of Sec. 7, T. 39 S., R. 10 E.W.M. lying Northerly of Klamath Falls - Lakeview Highway).
7. 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: March 9, 1978

Recorded: March 9, 1978

Volume: M78, page 4539, Microfilm Records of Klamath County, Oregon

Amount: \$46,500.00

Mortgagor: Leroy L. Gilder and Carol H. Gilder, husband and wife

Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 15 day of August A.D. 19 83

at 3:15 o'clock P M, and duly

recorded in Vol. M83 of DEEDS

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EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00