

27786

MTC 1273-K

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ROBERT ZITEK and ELLA E. ZITEK, also known as ELLA ZITEK, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS GORDON HOOVER and THELMA B. HOOVER, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A parcel of land situated in the N 1/2 N 1/2 NE 1/4 NW 1/4 of Section 12, Township 25 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:
Beginning at the West 1/16th corner of Section 12, Township 25 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence South 00°19'18" West 333.10 feet to a point; thence South 89°46'45" East 773.57 feet to a point on the Westerly right of way of the Dalles-California Highway, thence North along the Westerly right of way line of said Dalles-California Highway, 336.24 feet more or less to a point on the North line of said Section 12; thence North 89°45'39" West along North line to the point of beginning.

MOUNTAIN TITLE COMPANY INC.

Subject to a roadway easement over the North 30 feet thereof.
Based on Major Partition No. 81-111 as filed in the Klamath County Engineer's Office.

(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 \$ 20,000.00
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 31st 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.

X Robert Zitek
ROBERT ZITEK

X Ella E. Zitek
ELLA E. ZITEK

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Deschutes } ss.
August 31st, 1983

STATE OF OREGON, County of _____, 19____) ss.
Personally appeared _____ and

_____ 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 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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Personally appeared the above named ROBERT ZITEK and ELLA E. ZITEK, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: John L. Dancer
Notary Public for Oregon
My commission expires: 9-26-83

Mr. & Mrs. Robert Zitek
P.O. Box 65
Crescent, OR 97733

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Thomas Gordon Hoover
La Pine Realty, P.O. Box 377
La Pine, OR 97739

GRANTEE'S NAME AND ADDRESS

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 _____ ss.

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 _____ 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 -

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. Limited access provisions as contained in Deed to the State of Oregon, by and through its State Highway Commission, which provided that no right or easement of right of access to, from, or across the State highway, other than expressly therein provided for shall attach to the abutting property, recorded in Volume 228, page 357, Deed records of Klamath County, Oregon, and Indenture of Access recorded in Volume M82, page 11823, Microfilm Records of Klamath County, Oregon.
4. Subject to a 30 foot access easement over the herein described property as evidenced by Major Partition 81-111, as filed in the Klamath County Engineer's Office.

STATE OF OREGON; COUNTY OF KLAMATH; ss

Filed for record .

this 2nd day of September A. D. 19 83 at 11:32 o'clock A.M., and
duly recorded in Vol. M83, of Deeds on Page 14987.

By Evelyn Biehn County Clerk

Fee \$8.00