

28881

MOUNTAIN TITLE COMPANY INC.

WARRANTY DEED

MTC-12865

DONNA M. OSBORNE

15782

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by J. C. HATFIELD 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:

The SW 1/4 of Section 20, Township 32 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

- continued on the reverse side of this deed -

MOUNTAIN TITLE COMPANY INC.

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 \$ 35,000.00

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 23rd day of September, 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)

Donna M. Osborne  
DONNA M. OSBORNE

STATE OF OREGON,  
County of Klamath  
September 23, 1983.

Personally appeared the above named  
DONNA M. OSBORNE

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

Before me:  
Kristi L. Garrison  
Notary Public for Oregon  
My commission expires: 6/19/87

Ms. Donna M. Osborne  
6536 Climax  
Klamath Falls, OR 97603  
GRANTOR'S NAME AND ADDRESS

Mr. J. C. Hatfield  
P.O. Box 63  
Chiloquin, OR 97624  
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 \_\_\_\_\_ ) ss.

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:  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_ (OFFICIAL SEAL)

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.

SPACE RESERVED  
FOR  
RECORDER'S USE

By \_\_\_\_\_ Recording Officer  
Deputy

MOUNTAIN TITLE COMPANY INC.



- 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. 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 and in addition thereto a penalty may be levied if notice of disqualification is not timely given.
4. Reservations and restrictions, including the terms and provisions thereof, as contained in instrument recorded in Volume 300 at page 510, Volume 301 at page 129 and Volume 301, page 428, Deed Records of Klamath County, Oregon, to wit: "Title to the above described property is conveyed subject to any existing easements for public roads and highways, for public utilities and for railroads and pipe lines 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., Jan. 13, 1916, 44 L.D. 513). Title to the land herein described shall be subject to any existing easements for public roads, or highways, for public utilities and for railroads and pipe lines or any other rights of way of record."

STATE OF OREGON, )  
County of Klamath )  
Filed for record at request of

on this 29th day of Sept. A.D. 19 83  
at 2:45 o'clock P M, and duly  
recorded in Vol. M 83 of Deeds  
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EVELYN BIEHN, County Clerk

By ARM Sam Deputy

Fee \$8.00