

30831

MOUNTAIN TITLE COMPANY INC.

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That CARL A. RAJNUS and VIRGINIA MAE RAJNUS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JEFFREY V. DEARBORN and BECKY DEARBORN, 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:

That portion of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 30, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, lying Southwesterly of the Malin-Bonanza Highway.

MOUNTAIN TITLE COMPANY INC.

(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 those of record and apparent on the land,

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 \$ 5,000.00. 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 O.R.S. 92.040.)

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 21st day of November, 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 OREGON,  
County of Klamath } ss.  
November 21st 1983

Personally appeared the above named Carl A. Rajnus and Virginia Mae Rajnus, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Linda Stelle  
Notary Public for Oregon  
My commission expires: 7/13/85

Carl A. Rajnus  
Virginia Mae Rajnus  
STATE OF OREGON, County of Klamath } ss.  
November 21st 1983

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 \_\_\_\_\_ a corporation, 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: \_\_\_\_\_

Carl A. Rajnus and Virginia Mae Rajnus

GRANTOR'S NAME AND ADDRESS  
Jeffrey V. Dearborn & Becky Dearborn  
P.O. Box 162  
Malin, Oregon 97623

GRANTEE'S NAME AND ADDRESS  
After recording return to:  
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.

SPACE RESERVED FOR RECORDER'S USE

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

SUBJECT TO:

19864

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Shasta View Irrigation District.
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. Financing Statements, if any, on file in the office of the Secretary of State.
5. Right of Way Easement, including the terms and provisions thereof, granted to Pacific Power & Light Company, a corporation, recorded October 12, 1965 in Volume M65, page 2535, Microfilm Records of Klamath County, Oregon. (Exact location not given).
6. Right of Way Easement, including the terms and provisions thereof, granted to Pacific Power and Light Company, a corporation, recorded October 12, 1965 in Volume M65, page 2587, Microfilm Records of Klamath County, Oregon.  
(Affects SE $\frac{1}{4}$ SE $\frac{1}{4}$  Section 29, Township 40 South, Range 12 East and the SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 30, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon)

*"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."*

STATE OF OREGON, )  
County of Klamath )

Filed for record at request of

on this 21 day of Nov A.D. 19 83  
at 3:22 o'clock P M, and duly  
recorded in Vol. M83 of Deeds  
age 19963

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00