

31410

TA M-26760-7

Until a change is requested, all tax statements shall be sent to the following address: \_\_\_\_\_

WARRANTY DEED

'83 DEC 8 PM 3 42

WILLIAM T. FORD and WANDA L. FORD, husband and wife, hereinafter referred to as Grantors, do hereby grant, bargain, sell and convey unto BILL E. CHAPMAN and DARLENE O. CHAPMAN, husband and wife, hereinafter referred to as Grantees, their heirs, successors and assigns, as tenants by the entirety, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows:

That portion of the East 330 feet of Government Lot 2 that lies Northeasterly of Sprague River Highway and the East 330 feet of the South one-half of Government Lot 1, in Section 19, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: (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) Conditions and restrictions as contained in Patent recorded in Volume 306, page 401, Deed Records of Klamath County, Oregon, including but not limited to the following: "there is reserved from the lands hereby allotted, a right of way thereon for ditches or canals constructed by the authority of the United States." (Affects Government Lot 1)

(3) Conditions and restrictions as contained in Land Status Report recorded in Volume 306, page 403, Deed Records of Klamath County, Oregon, including but not limited to the following: "Right of way to Klamath County for Braymill-Sprague River Road, approved by Jos. M. Dixon, First Assistant Secretary on April 27, 1932, pursuant to the provisions of the Act of March 3, 1901 (31 Stat. L. 1058-1084) and Departmental Regulations thereunder.

The above described property is subject to all other 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)." (Affects Government Lot 1)

(4) Conditions and restrictions contained in



Deed of Tribal Property, recorded in Volume 310, page 369, Deed Records of Klamath County, Oregon, including but not limited to the following: "Title to the above described property is conveyed subject to a right of way to Klamath County for Braymill-Sprague River Road, approved by Jos. M. Dixon, Assistant Secretary, Department of Interior, on April 27, 1932, pursuant to the provisions of the Act of March 3, 1901 (31 Stat. L. 1058-1084) and Departmental regulations thereunder.

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." (Affects Government Lot 2)

(5) Grant of Right of Way, including the terms and provisions thereof, dated April 24, 1959, recorded in Volume 312, page 217, Deed Records of Klamath County, Oregon, in favor of The California Oregon Power Company for transmission and distribution of electricity.

(6) Reservations and restrictions as contained in Deed recorded March 12, 1963 in Volume 343, page 542, Deed Records of Klamath County, Oregon, including but not limited to the following: "reserving unto Grantor an easement to the right of ingress and egress to and from that certain cemetery located on the above described land, said right of ingress and egress to be exercised on existing roads leading to and from said cemetery; further, by accepting and recording this deed, the grantees covenant to and with the grantor to protect and reserve the existing graves therein."

(7) Grant of Right of Way, including the terms and provisions thereof, dated August 10, 1965, recorded October 27, 1965, in Volume M65, page 3184, Microfilm Records of Klamath County, Oregon, in favor of Pacific Power and Light Company, a Maine corporation, for transmission and distribution of electricity.

(8) Subject to a 60-foot wide easement for joint user roadway and all other roadway purposes along Northerly boundary, as contained in Deed from Clifford J. Emmich and Winifred L. Emmich, to Helen D. London, recorded November 17, 1970 in Volume M70, page 10247, Microfilm Records of Klamath County, Oregon.

to have and to hold the same unto Grantees, their heirs, successors and assigns forever.

Grantors hereby covenant to and with said Grantees, their heirs, successors and assigns, that they are lawfully seized in fee simple of the above-granted premises, free and clear of all encumbrances, except those noted above, and that Grantors will warrant and forever defend the above-granted premises and every part and parcel thereof against the lawful demands and claims of all



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persons whomsoever, except those claiming under the above-described encumbrances.

The true and actual consideration paid for this transfer is \$60,000.00.

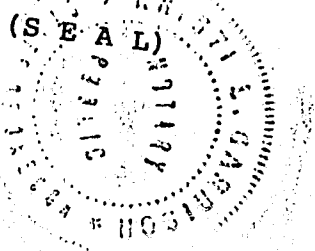
IN WITNESS WHEREOF, the Grantors have executed this instrument this 25<sup>th</sup> day of May, 1982.

William T. Ford  
William T. Ford

Wanda L. Ford  
Wanda L. Ford

STATE OF OREGON )  
County of Klamath ) ss.

Before me this 25<sup>th</sup> day of May, 1982, personally appeared the above-named WILLIAM T. FORD and WANDA L. FORD, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.



Kristi L. Garrison  
Notary Public for Oregon  
My Commission Expires: 6/19/83

After Recording  
Return to:

BILL E. Chapman  
Darlene O. Chapman  
Star Rt 2 Box 588  
Chiloquin, Oregon  
97624

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

on this 8<sup>th</sup> day of Dec. A.D. 19 83  
at 3:42 o'clock P M, and duly  
recorded in Vol. M83 of Deeds  
Page 21001

EVELYN BIEHN, County Clerk

By [Signature] Deputy  
Fee 12.00