

33054

MOUNTAIN TITLE COMPANY INC.

WARRANTY DEED

WTC-13331-K

Vol. 184 Page 1596

WILLIAM E. JONES and ARDYS M. JONES

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CYNTHIA ANN FIRESTONE, 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:

All that portion of the SE 1/4 SW 1/4 SW 1/4 of Section 8, Township 38 South, Range 11 East of the Willamette Meridian, which lies Southerly and Westerly of the right of way of that certain roadway as described in Deed to Ivan E. Crumpacker and Lois E. Crumpacker, dated August 7, 1971, recorded February 22, 1972, in Deed Volume M72, page 1845, Microfilm Records of 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."

# MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

(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

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 \$ 4,900.00. However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 4,900.00. (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 24th day of January, 1984; 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.

WILLIAM E. JONES  
ARDYS M. JONES

STATE OF OREGON, County of SO/AND, ss.

STATE OF OREGON, County of SO/AND, ss.  
January 24, 1984

Personally appeared the above named WILLIAM E. JONES and ARDYS M. JONES,

Personally appeared \_\_\_\_\_, 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 acknowledged the foregoing instrument to be their voluntary act and deed.  
Notary Public for Oregon CALIFORNIA  
My commission expires:



THOMAS A. O'NEILL  
NOTARY PUBLIC - CALIFORNIA  
PRINCIPAL OFFICE IN  
SOLANO COUNTY  
My Commission Expires Sept. 1, 1984

(OFFICIAL SEAL)

William E. & Ardys M. Jones  
313 E. Tabor Ave.  
Fairfield, CA 94533

Cynthia Ann Firestone  
MTC

After recording return to:  
MOUNTAIN TITLE CO., INC.

Until a change is requested all tax statements shall be sent to the following address.  
SAME AS GRANTEE

STATE OF OREGON, ss.

County of \_\_\_\_\_  
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/feet number \_\_\_\_\_  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

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

MOUNTAIN TITLE COMPANY INC.

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. A right of way easement as contained in Deeds recorded in Volume M72, page 1845 and Volume M74, page 9759, Microfilm Records of Klamath County, Oregon, to wit:  
"Subject to a 30 foot right of way along the West boundary and a 40 foot right of way for existing road where it leaves the West boundary right of way and meanders thru the Southwest corner of said property."
3. Well Agreement, including the terms and provisions thereof,  
Dated: June 14, 1979  
Recorded: June 14, 1979  
Volume: M79, page 14096, Microfilm Records of Klamath County, Oregon  
By and between: Jacqueline J. McDonald and Bessie Marie Nixon, first parties;  
and Jean Daniels, second party
4. Agreement for Easement, including the terms and provisions thereof,  
Dated: November 21, 1979  
Recorded: November 21, 1979  
Volume: M79, page 27332, Microfilm Records of Klamath County, Oregon  
In favor of: Carl R. Smith and Sandra E. Smith  
For: 15 foot easement for right of way

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

on this 30<sup>th</sup> day of Jan A.D. 19 84  
at 1:12 o'clock P M, and duly  
recorded in Vol. M79 of Deeds  
page 1596  
**EVELYN BIEHN**, County Clerk  
By [Signature] Deputy  
Fee 8.00