

35224

## WARRANTY DEED

Vol. m84 Page - 5545KNOW ALL MEN BY THESE PRESENTS, That Leslie Williams Rhodes

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Leslie Williams Rhodes & Charles S. Rhodes, Sr. with 1/2 interest to each, 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:

See addendum.

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.

(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

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 \$ -  
 However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ①, 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 5 day of April, 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.

(If executed by a corporation, affix corporate seal)

Leslie Williams Rhodes

STATE OF OREGON,

County of Klamath } ss.  
April 5, 1984, 19

Personally appeared the above named

Leslie Williams Rhodesand acknowledged the foregoing instrument to be Her voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 2-12-85STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19

Personally appeared \_\_\_\_\_ and

each for himself and not one for the other, did say that the former is the \_\_\_\_\_ who, being duly sworn, 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Leslie Williams Rhodes1505 California Ave.Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Charles & Leslie Rhodes1505 California Ave.Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Charles & Leslie Rhodes1505 California Ave.Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Charles & Leslie Rhodes1505 California Ave.Klamath Falls, OR 97601

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/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as document/fee/file/instrument/microfilm No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_ Deputy

SPACE RESERVED  
FOR  
RECORDER'S USEOK  
8.00

The following described property situate in Klamath County, Oregon: Portion of Lot 1, Section 32, Township 38 South, Range 9 East of the Willamette Meridian, described as follows: All of that portion of said Lot 1, Section 32, lying Southwesterly from the most Southwesterly line of Block 4, and the most Southwesterly line of Seymour Avenue of said Riverside Addition, and lying West of the Westerly line of Armour Avenue and Westerly line of said avenue extended Southerly. Also all of that portion of said Lot 1, Section 32, lying Southerly from the most Southerly line of Bridge Street (west Main) of said Riverside Addition, and Easterly of the most Westerly line of Armour Avenue extended Southerly and West of the Westerly line of Block 14 extended Southerly, Riverside Addition according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

(1) Easement, including the terms and provisions thereof, for transmission line right of way, recorded August 21, 1951, in Deed Vol. 249, page 255 in Favor of United States of America..

(2) Easement, including the terms and provisions thereof, for transmission line right of way, recorded January 29, 1953, in Deed Vol. 259 page 17 in favor of the United States of America.

(3) Easement, including the terms and provisions thereof, for transline right of way, recorded April 12, 1954, Deed Vol. 266 page 315 in favor of the Bonneville Power Administrator.

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 5th day of April A.D., 1984 at 1:37 o'clock P.M. and duly recorded in Vol M84, of Deeds on page 5545.

EVELYN BIEHN, COUNTY CLERK

by: Ann Smith, Deputy

Fee: \$ 8.00