

8840073

WARRANTY DEED

Vol. 1484

Page 14032

KNOW ALL MEN BY THESE PRESENTS, That

HARRY G. DAVIS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BRIAN E. ALLEN and SHARON M. ALLEN, 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:

See legal description as it appears on the reverse of this deed.

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 OF COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

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 as shown on the reverse of this deed and those of record and 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 \$ 77,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) 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 15th day of August, 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)

Harry G. Davis
Harry G. Davis

STATE OF OREGON,

County of Klamath

Aug 15th, 1984

Personally appeared the above named

Harry G. Davis

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

Before me

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/13/85

HARRY G. DAVIS

GRANTOR'S NAME AND ADDRESS

BRIAN E. ALLEN & SHARON M. ALLEN
P.O. Box 852
Chiloquin, Oregon 97624

GRANTEE'S NAME AND ADDRESS

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, County of

19

Personally appeared

and 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

I certify that the within instrument was received for record on the day of 15, 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.

By Recording Officer
Deputy

DESCRIPTION

All that real property situated in Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being a portion of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 6, more particularly described as follows:

Government Lot 17 of Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM that portion thereof described in Quitclaim Deed to Klamath County in Volume 289, page 479, Klamath County Deed Records being the Western 30 feet of the S $\frac{1}{2}$ of said Government Lot 17.

TOGETHER WITH an undivided 1/40th interest in and to the following:

That portion of Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows: Beginning at a point on the West right of way line of the old Dalles-California Highway (State Highway No. 427) 10 feet Southerly along said West right of way line from the intersection of the South line of Lot 3, Section 6, Township 35 South, Range 7 East of the Willamette Meridian, and said West right of way line; said point of beginning being the Southeasterly corner of a parcel of land described in a deed recorded in Volume 343, Deed Records of Klamath County, Oregon, at page 229; thence Southerly along the said West right of way line a distance of 90 feet to a point; thence Westerly and parallel with the Southerly line of said Lot 3 to the Easterly shoreline of Agency Lake; thence Northerly along the said Easterly shoreline to the Southwest corner of said parcel of land described in Volume 343, Deed Records of Klamath County, Oregon, at page 229; thence Easterly along the Southerly boundary of said parcel so described to the point of beginning.

SUBJECT TO:

1. Taxes for the fiscal year 1984-1985, 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. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of Agency Lake.
4. An easement created by instrument, including the terms and provisions thereof,
Dated: February 27, 1924
Recorded: May 3, 1924
Volume 64, page 76, Deed Records of Klamath County, Oregon
In favor of: The California Oregon Power Company
For: Dam
6. Grant of Right of Way, including the terms and provisions thereof,
Dated: December 17, 1940
Recorded: January 31, 1941
Volume: 135, page 167, Deed Records of Klamath County, Oregon
In favor of: The California Oregon Power Company
For: Pole line
Affects: Westerly 30'
7. An easement created by instrument, including the terms and provisions thereof,
Dated: May 22, 1982
Recorded: June 11, 1982
Volume: M82, page 7375, Microfilm Records of Klamath County, Oregon
In favor of: Pacifoc Power & Light Company, a corporation
For: Electric transmission and distribution line
Affects: Northeastern portion

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 15th day of August A.D., 1984 at 3:52 o'clock P.M., and duly recorded in Vol M84, of Deeds on page 14032

Fee: \$ 8.00

EVELYN BIEHN, COUNTY CLERK

by: Ann Smith, Deputy