

42950

MTC#140390 WARRANTY DEED

Vol. 184 Page

18931

KNOW ALL MEN BY THESE PRESENTS, That

A. B. CUMMINS and MARY JO CUMMINS, husband and wife
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 ROBERT E. HARRIS and JACQUELYN S. HARRIS, husband and wife
 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 ap-
 pertaining, 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

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

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 \$60,000.00
 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 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 7th day of November, 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)

STATE OF OREGON,

County of Klamath

Nov 7, 1984.

Personally appeared the above named

A. B. Cummins and Mary Jo Cummins

and acknowledged the foregoing instru-
 ment to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8/16/88

A. B. Cummins

Mary Jo Cummins

STATE OF OREGON, County of

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 that the seal affixed to the foregoing instrument is the corporate seal
 of said corporation and that said instrument was signed and sealed in be-
 half 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:

A. B. CUMMINS & MARY JO CUMMINS

GRANTOR'S NAME AND ADDRESS

ROBERT E. HARRIS & JACQUELYN S. HARRIS

Box 213
Merrill, OR 97633

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.

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instru-
 ment 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.

Recording Officer

By

Deputy

18881

18881

DESCRIPTION

18932

That portion of the NW $\frac{1}{2}$ SE $\frac{1}{2}$ of Section 4, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, lying East of the Malin Irrigation District lateral, said lateral described as follows:

Beginning 904 feet East of the Northwest corner of NW $\frac{1}{2}$ SE $\frac{1}{2}$ of Section 4; thence South 25° East 356 feet; South 3° 45' East 424 feet; South 40° East 441 feet.

SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Malin Irrigation District & Shasta View Irrigation District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Basin Improvement District.
3. An easement created by instrument, including the terms and provisions thereof,

Dated: April 25, 1963

Recorded: June 10, 1963

Volume: 346, page 17, Deed Records of Klamath County, Oregon

In favor of: Pacific Power & Light Company, a Maine corporation

For: Installation of one anchor and guy

Affects: No location disclosed

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 7th day of Nov. A.D. 19 84

at 4:11 o'clock P M, and duly

recorded in Vol. M84 of Deeds

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EVELYN BIEHN, County Clerk

By *Tam Smith* Deputy

Fee 8.00 Index: \$1.00