

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That HARLIN M. HUFFMAN and EDITH L. HUFFMAN, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DELOS C. CLARK and B. L. MAITLAND, 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:

Parcel 1: Lot 31 of Modoc Point, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel 2: Beginning at the Northeast corner of Lot 14, Section 15, Township 36 South, Range 7 East of the Willamette Meridian; thence N. 89°37' W. along the North line of said Lot 14, 118.3 feet, more or less, to the Easterly right of way line of The Dalles-California Highway; thence S. 4°20' E. along said right of way line, 1800 feet; thence S. 89°37' E., 630.3 feet to the East line of the  $W\frac{1}{2}$  NW  $\frac{1}{4}$  SE  $\frac{1}{4}$  of said Section 15; thence N. 0°23' E., 1794.8 feet to the Northeast corner of the  $SW\frac{1}{4}$  SW  $\frac{1}{4}$  NE  $\frac{1}{4}$  of said Section 15; thence N. 89°37' W., 660 feet to the point of beginning.

## SUBJECT TO:

1. 1984-85 real property taxes.
2. Right of way, including the terms and provisions thereof, given by Lamm Lumber Co., a corporation, to The California Oregon Power Co., a California corporation, dated December 12, 1923, recorded January 15, 1924, in Deed Volume 63, page 316, records of Klamath County, Oregon.
3. Right of way, including the terms and provisions thereof, given by Lamm Lumber Co., a corporation, to Klamath Telephone and Telegraph Co., a corporation, dated August 20, 1926, recorded August 10, 1928, in Deed Volume 82, page 126, records of Klamath County, Oregon.
4. Easement for pipe line and agreement for well use, including the terms and provisions thereof, between Hartvig Ellefson, first part, Ruby Holliday, second part, and Frank L. Anderson and Gertrude Anderson, husband and wife, third part, recorded May 5, 1958, in Deed Volume 299, page 239, records of Klamath County, Oregon.

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5. Lease, including the terms and provisions thereof, by and between Besie Testi, aka Betty Testi, lessor, and William Barfield, a single man, lessee, recorded September 27, 1963, in Volume 348, page 325, Deed Records of Klamath County, Oregon.

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 above granted 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 \$25,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

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.

WITNESS grantor's hand this 24<sup>th</sup> day of October, 1984.

Harlin M. Huffman  
HARLIN M. HUFFMAN

Edith L. Huffman  
EDITH L. HUFFMAN

STATE OF OREGON, County of Yamhill ) ss:

October 24<sup>th</sup>, 1984

Personally appeared the above named HARLIN M. HUFFMAN and EDITH L. HUFFMAN and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

David O'Haughey  
Notary Public for Oregon  
My Commission Expires: 12-5-85

After recording, return to:

Dolce Clark + Bert Maitland  
2865 Francis Ave.  
Los Angeles, Calif. 90005

Until a change is requested,  
send tax statements to:

Dolce Clark + B. L. Maitland  
2865 Francis Ave.  
Los Angeles, Calif. 90005

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STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 19th day of November A.D., 1984 at 9:48 o'clock A M, and duly recorded in Vol M84, of Deeds on page 19451.

EVELYN BIEHN, COUNTY CLERK

by: Tom Smith, Deputy

Fee: \$ 9.00