

MTC 2083

1-1-74 46537

WARRANTY DEED

Vol. 1185 Page 3285

KNOW ALL MEN BY THESE PRESENTS, That Carol L. Fox and Norma L. Fox, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Robert J. Mullen

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: "INDEPENDENCE TRACTS", filed in the office of the County Clerk Klamath County, State of Oregon.

Subject, however, to the following:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. Easement for irrigation laterals as delineated in the dedication of the recorded plat along the East lot line.
4. An easement created by instrument, including the terms and provisions thereof,

Dated : April 1, 1947

(for continuation of this deed see reverse side of this document)

(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 noted of record as of the date 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 \$ 30,000.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (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 3rd day of October, 1980; 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)

Carol L. Fox
Carol L. Fox

Norma L. Fox
Norma L. Fox

STATE OF OREGON,

County of Klamath

} ss.

October 3rd, 1980

STATE OF OREGON, County of _____, ss.

Personally appeared _____ and _____ 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 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: _____

Personally appeared the above named Carol L. Fox and Norma L. Fox, husband and wife,

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

(OFFICIAL SEAL)

Robert J. Mullen
Notary Public for Oregon

My commission expires: 8-23-81

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording returns to:

Robert J. Mullen
2250 Ranch Road
Ashland, OR 97520

NAME, ADDRESS, ZIP

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

Robert J. Mullen
2250 Ranch Road
Ashland, OR 97520

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/ree/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 USE

802.000

3285

3286

Recorded : April 1, 1947, Volume 204, Page 227, Klamath
In Favor of : Earl T. Thomas and Betty Thomas
For : Easement for irrigation ditch
Over : North end

Subject, however, to the following:
1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District.
2. Regulations, including levies, assessments, rights of way and easements of the Council Bluffs Irrigation District.
3. Easement for irrigation laterals as shown on the map entitled "ENTERPRISE TRACTS", filed in the office of the County Clerk, Klamath County, State of Oregon.
4. In assessment created by instrument created by instrument providing therefor.

on this 5th day of March A.D. 1985 at 3:46 o'clock P. M. and duly

recorded in Vol. M85 of Deeds
Page 3285

EVELYN BIEHN, County Clerk
By Deputy

Fee 9.00

Carol L. Fox
Norma L. Fox
STATE OF OREGON, County of Klamath

September 80

Carol L. Fox and Norma L. Fox, husband and wife.

STATE OF OREGON
County of Klamath
I, County Clerk, do hereby certify that the within instrument was recorded in the office of the County Clerk, Klamath County, Oregon, on the 5th day of March, 1985, at 3:46 o'clock P. M., and recorded in Book 204, Page 227, of the Official Public Records of said county.
Witness my hand and seal of Office this 5th day of March, 1985.

Robert L. Thomas
3285 Ranch Road
Ashland, OR 97520
Robert L. Thomas
3285 Ranch Road
Ashland, OR 97520