

46646

WARRANTY DEED

Vol. M85 Page

3472

KNOW ALL MEN BY THESE PRESENTS, That NORMAN COMMODORE and MARIA COMMODORE,

husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS C. MAJOR and JOY E. MAJOR, husband and wife, as tenants by the entirety, 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:

The East  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 25, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

# 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 \$ 18,000.00. 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 @, 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 4th day of March, 1985; 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)

*Norman Commodore*  
Norman Commodore

*Maria Commodore*  
Maria Commodore  
STATE OF OREGON, County of \_\_\_\_\_, 19 \_\_\_\_\_ 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 \_\_\_\_\_

STATE OF OREGON, California } ss.  
County of Los Angeles  
March 4, 19 85

Personally appeared the above named Norman Commodore & Maria Commodore

and acknowledged the foregoing instrument to be their

Before me: MILDRED M. CONTRERAS, NOTARY PUBLIC - CALIFORNIA

(OFFICIAL SEAL)

LOS ANGELES COUNTY  
My comm. expires DEC 2, 1985

Notary Public for Oregon - California

My commission expires: *Mildred M. Contreras*

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 said officers acknowledged said instrument to be its voluntary act and deed.

(OFFICIAL SEAL)

Norman Commodore & Maria Commodore

GRANTOR'S NAME AND ADDRESS  
Thomas C. Major and Joy E. Major  
23 Sweetbay Road  
Portuguese Bend, CA 90274

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, } ss.  
County of \_\_\_\_\_  
I certify that the within instrument 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.

By \_\_\_\_\_ Recording Officer  
Deputy

MOUNTAIN TITLE COMPANY INC

## SUBJECT TO:

1. The rights of the public in and to any existing roads lying within the limits of the premises herein described.

2. An easement created by instrument, including the terms and provisions thereof,  
Dated: May 28, 1977  
Recorded: July 8, 1977  
Volume: M77, page 12122, Microfilm Records of Klamath County, Oregon  
In favor of: Pacific Power & Light Company  
For: An electric transmission and distribution line  
Affects: In Township 35 South, Range 12 East of the Willamette Meridian:  
Section 25: E $\frac{1}{2}$  SE $\frac{1}{4}$  SW $\frac{1}{4}$

3. An easement created by instrument, including the terms and provisions thereof,  
Dated: June 29, 1977  
Recorded: July 8, 1977  
Volume: M77, page 12126, Microfilm Records of Klamath County, Oregon  
In favor of: Pacific Power & Light Company  
For: An electric transmission and distribution line  
Affects: In Township 35 South, Range 12 East of the Willamette Meridian:  
Section 25: SE $\frac{1}{4}$  SW $\frac{1}{4}$  and S $\frac{1}{2}$  SE $\frac{1}{4}$

4. A telephone line right of way easement, including the terms and provisions thereof,  
Dated: June 25, 1984  
Recorded: August 8, 1984  
Volume: M84, page 13401, Microfilm Records of Klamath County, Oregon  
In favor of: Telephone Utilities of Eastern Oregon, Inc., an Oregon corporation  
Affects: In Township 35 South, Range 13 East of the Willamette Meridian:  
Section 25: E $\frac{1}{2}$  SE $\frac{1}{4}$  SW $\frac{1}{4}$

5. A telephone line right of way easement, including the terms and provisions thereof,  
Dated: August 11, 1984  
Recorded: September 12, 1984  
Volume: M84, page 15710, Microfilm Records of Klamath County, Oregon  
In favor of: Telephone Utilities of Eastern Oregon, Inc., an Oregon corporation

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 8th day of March A.D. 19 85  
at 11:54 o'clock A M, and duly  
recorded in Vol. M85 of Deeds  
Page 3472

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 9.00