

47017

MT-14694

WARRANTY DEED

Vol. 185 Page 4136

KNOW ALL MEN BY THESE PRESENTS, That

Charles E. Adams and Artemiza Adams

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Adrienne D. Hokanson

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 ATTACHED LEGAL DESCRIPTION

## 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 set forth on the reverse of this deed, or those 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 \$24,500.00 26,500.00  
 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 23.030.)

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 day of March, 1985; if a corporate grantor, it has caused its name to be signed and seal affixed by its officer, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Charles E. Adams

Artemiza Adams

STATE OF OREGON,

County of Klamath

3-20

1985

STATE OF OREGON, County of

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:

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires: 6-16-88

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Charles E. Adams and Artemiza Adams

GRANTOR'S NAME AND ADDRESS

Adrienne D. Hokanson

GRANTEE'S NAME AND ADDRESS

After recording return to:

KEP  
 540 Main  
 Klamath Falls, OR

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

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

SUBJECT TO:

4137

1. An easement created by instrument, including the terms and provisions thereof,

Dated: August 28, 1923  
 Recorded: August 29, 1923  
 Volume: 23 Page 400, Deed Records of Klamath County, Oregon  
 In Favor of: California Oregon Power Company  
 Affects: No exact location  
 For: Electric Transmission line

MTC NO. 14694

## DESCRIPTION

Beginning at a point which bears North 89°42' West a distance of 710.5 feet; thence South 6° 02' West along the Easterly right of way of the Dalles-California Highway a distance of 309.1 feet and South 89° 09' East a distance of 400 feet from the quarter section corner common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian and running thence South 89°09' East a distance of 315.30 feet to a point; thence South 1°21' East a distance of 145.4 feet to a point; thence North 89°09' West a distance of 326.9 feet to a point; thence North 6°02' East a distance of 145.9 feet to the point of beginning in the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 18, Township 38 South, Range 9 East of the Willamette in Klamath County, Oregon.

STATE OF OREGON, )

County of Klamath )

Filed for record at request of

on this 20th day of March A.D. 19 85at 2:36 o'clock P M, and dulyrecorded in Vol. M85 of DeedsPage 4136

EVELYN BIEHN, County Clerk

By James Smith DeputyFee 9.00