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## WARRANTY DEED

Vol. M85 Page 6580

KNOW ALL MEN BY THESE PRESENTS, That ARNOLD ANDERSON and MARIAN T. ANDERSON, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ARVIN L. RICH and ETHEL M. RICH, husband and wife, 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:

Lot 5, Block 1, Tract No. 1118, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the Northerly 250 feet thereof, SUBJECT TO: Any existing easements visible on the ground for roads, pipelines or utilities, to which the property might be subject under provisions of Land Status Report recorded in Deed Volume 307 at page 481 and recorded in Deed Volume 308 at page 699, Deed Records.

FURTHER SUBJECT TO: A 15 foot easement, for transmission line, including the terms and provisions thereof, granted to Pacific Power & Light Company, by instrument recorded November 9, 1961 in Deed Book 333 at page 563.

FURTHER SUBJECT TO: Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown (con't. on reverse)

(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

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 \$21,000.00. 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 April, 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)

Arnold Anderson  
Marian T. Anderson

STATE OF OREGON, }  
County of Josephine } ss.  
April 4th, 1985

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_

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 \_\_\_\_\_

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.

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

Personally appeared the above named  
Arnold Anderson and Marian  
Anderson, husband and wife

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

Before me, Cynthia Hancock  
Notary Public for Oregon  
My commission expires: 1/30/88

Arnold & Marian Anderson

## GRANTOR'S NAME AND ADDRESS

Arvin L. and Ethel M. Rich  
Post Office Box 35  
Chiloquin, OR 97624

## GRANTEE'S NAME AND ADDRESS

After recording return to:

Arvin L. and Ethel M. Rich  
Star Route, Box 35  
Chiloquin, OR 97624

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

Arvin L. and Ethel M. Rich  
Star Route, Box 35  
Chiloquin, OR 97624

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/reel/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

This is the sale of a foreclosed property and the seller has no knowledge either actual or imputed as to any conditions or restrictions with respect to said property. Buyer takes the property in "as is" condition. a 2 *Arch*

a 2 *Arch*

Filed for record at request of

3:56 P

recorded in Vol. M85 of Deeds  
 Vol. 6580

Page 6580

By Pam Smith Deputy

**Fee** 9.00

STATE OF OREGON  
County of Deschutes  
April 14  
1988

I, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Deschutes, Oregon.

County Clerk

88/0414 [130/88]

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 2. Local Office No. 32  
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