

OA

18447

K-37568
WARRANTY DEED

Vol. 118 Page 6561

KNOW ALL MEN BY THESE PRESENTS, That Neumann & Bennetts, Inc.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Conrado R. Roman and Deborah R. Navarrete, as tenants in common, 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:

See attached Exhibit "A"

and assessments of Klamath Project and Klamath Irrigation System, and assessments, contracts, easements, water and electric rights in connection therewith.

and assessments of Klamath Basin and assessments, contracts, easements, water and electric rights in connection therewith.

and assessments of Klamath Basin and assessments, contracts, easements, water and electric rights in connection therewith.

(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 those listed on back

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 \$59,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (and not a part) of the same, and the same is hereby acknowledged by the grantor.

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 May, 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.

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.

By Warren Neumann, President

Sybil Neumann, Secretary

STATE OF OREGON,)
County of) ss.
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Personally appeared the above named

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of Klamath) ss.
May 3, 1985

Personally appeared Warren Neumann and Sybil Neumann

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 Neumann & Bennetts, Inc.

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:

Notary Public for Oregon

My commission expires:

Neumann & Bennetts, Inc.

GRANTOR'S NAME AND ADDRESS

Conrado R. Roman and Deborah R. Navarrete

GRANTEE'S NAME AND ADDRESS

After recording return to:

Roman & Navarrete

6719 Airway Dr.

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Same as Above

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/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

1988 0881

WARRANTY DEED

1988

Neumann & Bennetts, Inc.

KNOW ALL MEN BY THESE PRESENTS, That

for the consideration hereinafter stated, to Grantor paid by Grantee, the Grantor, Grantor's heirs, successors and assigns, do hereby grant, bargain, sell and convey unto the said Grantee and Grantee's heirs, successors and assigns, that certain real property, together with all and singular rights and appurtenances thereto in anywise by law or equity in anywise attaching or in anywise claiming to be attached to or connected with said premises, situated in the County of Klamath and State of Oregon described as follows, to-wit:

EXCEPTIONS:

1. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
2. Rules, regulations, liens and assessments of Klamath Basin Improvement District, and any unpaid charges or assessments in connection therewith.
3. Right of Way, including the term and provisions thereof, dated October 27, 1969, recorded October 28, 1969, in Volume M69 page 9126, Deed records of Klamath County, Oregon for Electrical Transmission lines in favor of Pacific Power and Light Company.
4. Terms and provisions contained in Warranty Deed from Neumann & Bennetts, Inc., a California corporation to Klamath County, a political subdivision of the State of Oregon, dated December 15, 1975, recorded January 16, 1975, in Volume M76 page 811, Deed records of Klamath County, Oregon.
5. Any further reservations, restrictions, rights-of-way, easements of record and those apparent upon the land.

and that the Grantor has executed this instrument in full and complete discharge of all obligations and liabilities of the Grantor to the Grantee, and that the Grantee has accepted this instrument in full and complete discharge of all obligations and liabilities of the Grantee to the Grantor.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, and the Grantee has hereunto set his hand and seal, at the County of Klamath and State of Oregon, this 15th day of August, 1988.

WATSON NEUMANN, President
SYBIL NEUMANN, Secretary
STATE OF OREGON, County of Klamath

Personally appeared
WATSON NEUMANN
and
SYBIL NEUMANN
who being duly sworn, depose and say that the foregoing is the true and correct copy of the original instrument, and that the said instrument is the true and correct copy of the original instrument, and that the said instrument is the true and correct copy of the original instrument.

Notary Public for Oregon
My commission expires

Neumann & Bennetts, Inc.

County of Klamath, State of Oregon
I certify that the within instrument was recorded in my office on the day of August, 1988, at the County of Klamath, State of Oregon, in book (new) volume No. 19, page 10, or as less than this instrument, microfilm, reception No. 10, Record of Deeds of said county.

Witness my hand and seal of County of Klamath, State of Oregon, this 15th day of August, 1988.

Notary Public for Oregon
My commission expires

Grantee: Ronald R. Neuman and Deborah R. Neuman
Address: 1988

Grantee: Ronald R. Neuman and Deborah R. Neuman
Address: 1988

Grantee: Ronald R. Neuman and Deborah R. Neuman
Address: 1988

Order No. K-37568

DESCRIPTION OF PROPERTY

6663

The following described real property situate in Klamath County, Oregon:

A tract of land situated in the SW $\frac{1}{4}$ of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the intersection of the Northerly right of way line of Airway Drive and the Northwestern right of way line of the U.S.B.R. G-3 lateral, from which the S $\frac{1}{4}$ corner of said section 13 bears S. 16°24'04" W. a distance of 31.42 feet and N. 89°05'04" E. a distance of 365.84 feet; thence S. 89°05'04" W. along the Northerly right of way line of said Airway Drive 279.15 feet to a 5/8 inch iron pin; thence N. 01°03'51" E. 265.29 feet to a 5/8 inch iron pin; thence S. 89°44'07" E. 492.24 feet to a 5/8 inch iron pin on the Northwestern right of way line of said U.S.B.R. G-3 lateral; thence continuing S. 89°44'07" E. 40.30 feet to a point on the Southeasterly right of way line of said G-3 lateral; thence N. 42°09'04" E. 72.72 feet to the intersection of said Southeasterly right of way line and the Westerly right of way line of the U.S.B.R. G lateral; thence S. 00°02'21" W. along said Westerly right of way line, 187.54 feet to a 5/8 inch iron pin marking the Northeast corner of Deed Volume M69 page 6193 - Parcel 1 exception, as recorded in the Klamath County Deed records; thence along the Northerly line of said Deed Volume M69 page 6193 - Parcel 1 exception, S. 89°05'04" W. 171.96 feet to a point on the Southeasterly right of way line of said lateral G-3; thence continuing S. 89°05'04" W. 41.06 feet to a 5/8 inch iron pin on the Northwestern right of way line of said G-3 lateral; thence following said Northwestern right of way line, S. 42°09'04" W. 128.65 feet, to a 5/8 inch iron pin, and S. 16°24'04" W. 27.23 feet to the point of beginning, containing 2.77 acres, more or less, including the area in said U.S.B.R. G-3 lateral, with bearings based on the recorded survey of this tract and filed as recorded survey No. 2824 in the office of the Klamath County Surveyor.

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 6th day of May A.D. 19 85
at 2:33 o'clock P M. and duly
recorded in Vol. M85 of Deeds
Page 6661

EXHIBIT "A"

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 13.00