

49653

WARRANTY DEED

Vol. M85 Page 8629

KNOW ALL MEN BY THESE PRESENTS, That ARTHUR F. REPOLA, MICHAEL J. CANTERBURY, and DARRELL L. BROWN aka DARRELL L. HIXSON, all as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRANK E. ST. CLAIR and KATHLEEN ST. CLAIR, husband and wife, 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:

That portion of the N 1/2 of the S 1/2 of Section 4, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point on the South line of the N 1/2 of the S 1/2 of said Section 4, 1180 feet West of the Southwest corner of Lot 1, Block 5, IDLEREST which point is the Southwest corner thereof; thence North 719.8 feet more or less parallel with the West line of said Section 4, which point is the Northwest corner thereof; thence East 435 feet parallel to the North line of the N 1/2 of the S 1/2 of said Section 4, which point is the northeast corner thereof; thence South 719.8 feet more or less parallel to the West line of said Section 4, which point is the Southeast corner thereof; thence West 435 feet along the South line of the N 1/2 of the S 1/2 of said Section 4, to the point of beginning.

MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -
(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 stated on the reverse side 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 \$ 16,500.00

~~AND WHEREBY THE SIGNED GRANTOR HEREBY COVENANTS TO DEFEND THE PROPERTY OF THE GRANTEE AGAINST ALL SUCH CLAIMS~~
(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 5th day of June, 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)



OFFICIAL SEAL
MARY S. MC CABE
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires SEP 23, 1985

STATE OF CALIFORNIA
County of Los Angeles } ss.
June 5, 1985

STATE OF OREGON, County of } ss.
June 5, 1985

Personally appeared the above named ARTHUR F. REPOLA, MICHAEL J. CANTERBURY, and DARRELL L. BROWN aka DARRELL L. HIXSON, and acknowledged the foregoing instrument to be their voluntary act and deed.

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.

(OFFICIAL SEAL)

Before me:
Mary S. Mc Cabe
Notary Public for California
My commission expires: 9/23/85

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

ARTHUR F. REPOLA, MICHAEL J. CANTERBURY, & DARRELL L. BROWN aka DARRELL L. HIXSON
Amblin Entertainment, 100 Universal Plaza
Universal City, CA 91608
GRANTOR'S HOME ADDRESS
Frank E. St. Clair and Kathleen St. Clair
General Delivery
Fort Rock, OR 97735

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS 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

- continued from the reverse side of this deed -

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
 2. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein,
 Dated: February 19, 1978
 Recorded: April 17, 1978
 Volume: M78, page 7373, Microfilm Records of Klamath County, Oregon
 Amount: \$73,800.00
 Mortgagor: Sharon Hart aka Sharon Howard
 Mortgagee: Burnett Investment Company
 (Covers additional property)
 3. Real Estate Contract, including the terms and provisions thereof,
 Dated: May 5, 1978
 Recorded: July 19, 1978
 Volume: M78, page 15628, Microfilm Records of Klamath County, Oregon
 Vendor: Sharon Hart aka Sharon Howard
 Vendee: Arthur P. Repola, Michael J. Canterbury, and Darrell L. Brown aka Darrell L. Hixson, as tenants in common
- The Grantees named on the reverse side of this deed hereby agree to assume and pay the above described Contract in full as of the date of this deed.
4. There is no apparent access of public record in and to the property described on the front side of this deed.

"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; ss.

Filed for record _____
 this 10th day of June A. D. 19 85 at 2:48 o'clock P M., and
 duly recorded in Vol. 485, of Deeds on Page 8629

EVELYN BIEHN, County Clerk
 By Pam Smith

Fee: \$9.00