

1-1-74

50005

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That ANNA JOHANNA SOBEK also known as ANNA J. SOBEK

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD E. SPRINGER and KATHLEEN M. SPRINGER, 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:

The Westerly 78.9 feet of Tract No. 45 of HOMEDALE, in the County of Klamath, State of Oregon

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.

(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 specifically set out on Exhibit "A" attached hereto and by this reference made a part hereof as though fully set forth herein.

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 \$50,000.00

~~However, the actual consideration consists of and includes other property or value given or promised which is made a part of the consideration (subject to which) the above premises are conveyed, and the same shall be set forth in the body of this instrument.~~

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 14th 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)

Anna Johanna Sobek
ANNA JOHANNA SOBEK

by Cheryl M. Dwyer, her attorney in fact

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

Personally appeared the above named Anna Johanna Sobek by: Vernyl M. Meyst 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 _____) 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 _____, a corporation, 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)
Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Richard E. Springer
5106 Harlan Drive
City, 97603
NAME, ADDRESS, ZIP

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

Mr. & Mrs. Richard E. Springer
5106 Harlan Drive
City, 97603
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,)
County of _____) ss.

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

58 JUN 14 1985

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EXHIBIT "A" TO WARRANTY DEED

SUBJECT TO:

- 1) Rules, regulations and statutory powers of Enterprise Irrigation District and South Suburban Sanitary District.
- 2) Reservations and restrictions in Deed from John A. Ross, et ux., to August H. Ebensperger, et ux., dated October 13, 1943, recorded December 6, 1943 in Deed Volume 160 at page 313, Records of Klamath County, Oregon, as follows: "The right to enter upon and construct irrigation ditches and divert irrigation water through lands herein before described is hereby reserved, also the right to construct and maintain ditches and pipes for domestic water. Deeded subject to all claims of the Enterprise Irrigation District for the construction of canals for water for irrigation purposes, also subject to right of way easement along the boundary lines for domestic water pipes to the California Oregon Power Company."

FORM No. 155—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath

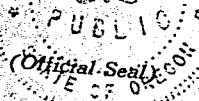
ss.

On this the 18th day of June

VERNYLE M. MEYST

, 19 85 personally appeared

who, being duly sworn (or affirmed), did say that s/he is the attorney in fact for ANNA JOHNNA SOBEK that he executed the foregoing instrument by authority of and in behalf of said principal; and she acknowledged said instrument to be the act and deed of said principal.



Before me:

Barlene P. Addington
(Signature)

My Commission Expires: 3-22-89
(Title of Officer)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 18th day of June A.D. 19 85 at 10:58 o'clock A.M., and duly recorded in Vol. M85 of Deeds on Page 9193

By *Evelyn Biehn*
EVELYN BIEHN, County Clerk

F-e: \$9.00