

OA

50263

K-37750
WARRANTY DEEDVol. M85 Page 9621 

KNOW ALL MEN BY THESE PRESENTS, That GRAYSON PRICE and PHILLIP B. PRICE, Personal Representatives of the Estate of HUGH T. BELL, and DOROTHY G. BELL, ~~Individually~~ hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EDWARD D. TOMPKINS and MERRIE L. TOMPKINS, 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:~~

Township 31 South, Range 8 East of the Willamette Meridian
Section 4: SE $\frac{1}{4}$
Section 5: NW $\frac{1}{4}$, SE $\frac{1}{4}$

SUBJECT TO: Terms and conditions of special assessment as farm use and right of Klamath County, Oregon to additional tax, plus interest, in the event said use should be changed, which obligations, Grantee assumes and agrees to pay and perform; reservations and restrictions contained in U.S. Patent, recorded December 27, 1955, in Volume 280 at page 143, Deed records of Klamath County, Oregon; easements and rights of way of record and apparent upon the land.

***and not as tenants by the entirety.

(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

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 \$120,000.00.

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ (The sentence between the symbols \odot , 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 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.

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.

CALIFORNIA

STATE OF ~~OREGON~~)
County of Butte) ss.
June 19, 1985

STATE OF CALIFORNIA)
COUNTY OF BUTTE) June 19, 1985

Personally appeared the above named

DOROTHY G. BELL

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

Before me:

Doris B. Arbuckle
Notary Public for Oregon

My commission expires: 10-28-86

Personally appeared the above named Grayson Price and Philip B. Price and acknowledged the foregoing instrument to be their voluntary act and deed. BEFORE ME:

Doris B. Arbuckle

Commission Expires: 10-28-86
(affix corporate seal)

DORIS B. ARBUCKLE
NOTARY PUBLIC-CALIFORNIA
Butte County
My Commission Expires
Oct. 28, 1986

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 24th day of June, 1985, at 3:14 o'clock P.M., and recorded in book/reel/volume No. M85 on page 9621 or as fee/file/instrument/microfilm/reception No. 50263, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By *F. Am. Smith* Deputy

Fee: \$5.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

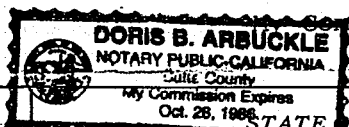
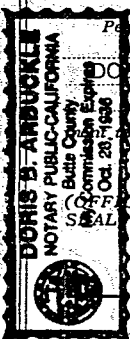
Edward & Merrie Tompkins
320 20th Street
Lakeport, CA 95453
NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE



85 JUN 24 PM 3 14