

50409

MTC-151001
WARRANTY DEEDVol. 185 Page 9896KNOW ALL MEN BY THESE PRESENTS, That
Oscar T. Anderson, Jr.hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Edwin J. Walkerthe 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 Government Lot 11 lying South of the O & C Railroad right of way and the North $\frac{1}{2}$ and the North $\frac{1}{2}$ of the South $\frac{1}{2}$ of Government Lot 14, all situate in Section 14, Township 36 South, Range 12, East of the Willamette Meridian, Klamath County, Oregon.

MOUNTAIN TITLE COMPANY INC.

(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 set forth on the reverse of this deed, or those apparent upon the land, if any, as of the date of this deed.

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 \$ 32,500.00However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which) ~~of 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 21th 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)Oscar T. Anderson, Jr.

Oscar T. Anderson, Jr.

STATE OF OREGON,

County of Klamath } ss.
June 19, 19 85Personally appeared the above named
Oscar T. Anderson, Jr.

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/13/85

Oscar T. Anderson, Jr.

STATE OF OREGON, County of _____) ss.
June 19, 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.

Notary Public for Oregon

My commission expires: _____

(OFFICIAL SEAL)

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 _____ 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

GRANTOR'S NAME AND ADDRESS

Edwin J. Walker

c/o Dean Walker

Box 620F Cheyenne Road, Klamath Falls, Or.

GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

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

Per Grantee

NAME, ADDRESS, ZIP

SUBJECT-TO:

1. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied; in addition thereto a penalty may be levied if notice of disqualification is not timely given.

2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

3. Reservations as contained in instrument recorded February 6, 1930 in Volume 88, page 588, Records of Klamath County, Oregon, as follows:

"There is reserved from the lands hereby granted a right of way for ditches or canals constructed by the authority of the United States."

Grant of Right of way, including the terms and provisions thereof,

Dated: August 21, 1930

Recorded: October 2, 1930

Volume: 93, page 94, Deed Records of Klamath County, Oregon

In favor of: The California Oregon Power Company

For: Towers and wires for transmission and distribution of electricity

4. Reservations as contained in Deed from Elva G. Anderson to James Quinton Anderson recorded June 12, 1964 in Volume 353, page 437, Records of Klamath County, Oregon, as follows:

"Reserving and excepting to grantor the possession and use of said described property including the profits therefrom so long as the grantor shall live or until the grantee is released from confinement in Salem, Oregon, whichever period is the shorter."

5. The right of access to the subject property has not been determined and such rights are not insured hereunder.

"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 27th day of June A. D. 19 85 at 2:11 o'clock PM, and

duly recorded in Vol. 1135, of Deeds on Page 9896

EVELYN BIEHN, County Clerk

By Pam Smith

Fee: \$9.00