

50796

MOUNTAIN TITLE COMPANY INC.

WARRANTY DEED

Vol. 175 Page 10550

ELOISE O. GIL

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

WILLIAM PAUL GROOMER

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 NW 1/4 SE 1/4 SW 1/4 of Section 13, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, 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."

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 \$ 35,000.00

and that the said consideration consists of the sum of thirty-five thousand and no/100ths of dollars, payable by the grantor to the grantee, the whole consideration is hereby acknowledged by the grantor. 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 9th day of July, 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.

Eloise O. Gil
ELOISE O. GIL

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of Klamath

July 9, 1985

Personally appeared the above named
ELOISE O. GIL

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

(OFFICIAL
SEAL)

Before me:

Notary Public for Oregon

My commission expires: 11/16/87

STATE OF OREGON, County of) ss.

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.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)

ELOISE O. GIL

Box 865
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

WILLIAM PAUL GROOMER

Box 778
Wilsonville, OR 97070

GRANTEE'S NAME AND ADDRESS

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,

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.

SPACE RESERVED
FOR
RECORDER'S USE

By _____ Recording Officer
Deputy

MOUNTAIN TITLE COMPANY INC.

- continued from the reverse side of this deed -

SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, not yet due and payable.
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, restrictions, and easements, including the terms and provisions thereof, as contained in Land Status Report, recorded November 25, 1958, in Deed Volume 306, page 712, Deed Records of Klamath County, Oregon.
4. Right of Way Agreement, including the terms and provisions thereof, as contained in Deed recorded March 21, 1960, in Deed Volume 319, page 561, Deed Records of Klamath County, Oregon, granted to Pacific Gas Transmission Company, a California corporation.
5. Easement, including the terms and provisions thereof, as set forth in Deed recorded September 10, 1971, in Deed Volume M71, page 9688, Microfilm Records of Klamath County, Oregon, for roadway over the West 30 feet.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record . . . A.D. 19 85 at 2:07 o'clock P.M., and
this 9th day of July, of Needs on Page 10550
duly recorded in Vol. M85, of Needs

By Evelyn Biehn County Clerk

Fee \$9.00