

1-1-74

K-37771
WARRANTY DEEDVol. *M85* Page **10766****50952**

KNOW ALL MEN BY THESE PRESENTS, That LESTER ROOKSTOOL and M. HELEN ROOKSTOOL, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by KEITH E. McCLUNG and BEVERLY J. McCLUNG, 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:

That portion of the $W\frac{1}{2}NE\frac{1}{4}$ of Section 19, Township 40 South, Range 10 East of the Willamette Meridian, lying Southwesterly of the U.S.B.R. "C" Canal.

Together with an easement for ingress and egress over and across the North 40 feet of the $NW\frac{1}{4}SE\frac{1}{4}$ of said Section 19, said easement being over a roadway now existing and constructed.

RESERVING UNTO THE GRANTOR(S), for power transmission and irrigation purposes, an Easement 20 feet in width lying Westerly and Southwesterly and adjacent to the following described line: Beginning at the Southeast corner of the $SW\frac{1}{4}NE\frac{1}{4}$ of said Section 19; thence North along the East line of said $SW\frac{1}{4}NE\frac{1}{4}$ to its intersection with the Southwesterly right-of-way of the U.S.B.R. "C" Canal; thence Northwesterly along said right-of-way 900 feet, more or less, to an existing power pole and there terminating.

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 above stated, & liens, assessments, rules & regulations for irrigation, drainage & sewage, & reservations, restrictions, easements & rights of way of record & those apparent on the land and Mortgage recorded August 29, 1980 in M-80 book 16432 *** 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 \$230,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (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 8th 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. ***which grantees herein agree to assume and pay

Lester Rookstool
LESTER ROOKSTOOL

M. Helen Rookstool
M. HELEN ROOKSTOOL

STATE OF OREGON, County of _____, 19____ ss.

STATE OF OREGON, } ss.
County of Klamath
July 8, 19 85

Personally appeared the above named
Lester Rookstool and M. Helen Rookstool

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

Before me:
[Signature]
Notary Public for Oregon
My commission expires: 8/27/87

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:

Lester & M. Helen Rookstool

GRANTOR'S NAME AND ADDRESS

Keith E. & Beverly J. McClung

GRANTEE'S NAME AND ADDRESS

After recording return to:

Keith E. & Beverly J. McClung
Rt. 1, Box 624-A
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Same as now of record

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 11th day of July, 1985, at 2:11 o'clock P.M., and recorded in book/reel/volume No. M85 on page 10766 or as document/fee/file/instrument/microfilm No. 50952, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Bernetha J. Reboch Deputy

Fee \$5.00