

52708

WARRANTY DEED

Vol 185 Page 13906

CHARLES C. KITCHEL, Grantor, conveys and warrants to CASCADE STUDS, INC., an Oregon corporation, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE FULLY INCORPORATED HEREIN.

The true and actual consideration for this conveyance is \$ 5,000.00.

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.

Until a change is requested, all tax statements should be sent to:

Cascade Studs, Inc.
c/o Melvin E. Smith
P.O. Box 1233
Roseburg, Oregon 97470

DATED this 29 day of AUGUST, 1985.

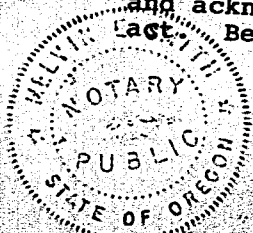
Charles C. Kitchel
Charles C. Kitchel

STATE OF OREGON)
County of Klamath) ss.

Aug 29, 1985.

Personally appeared the above-named CHARLES C. KITCHEL and acknowledged the foregoing instrument to be his voluntary act. Before me:

Melvin E. Smith
NOTARY PUBLIC for Oregon
My Commission Expires: 8-17-86



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EXHIBIT "A"

13907

All that portion of the S $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 31, Township 30 South, Range 8 E.W.M., which lies Westerly of the right of way of the S.P. Railroad.

SUBJECT TO:

1. Roads and highways and the rights of the public therein.
 2. Reservations and restrictions contained in Land Status Report recorded December 22, 1958, Vol. 308, Page 79, Deed Records of Klamath County, Oregon, as follows: "The following reservations are made: a. Right of way to Southern Pacific Railway Company approved by the First Assistant Secretary of the Interior on February 4, 1914, pursuant to the provisions of the Act of March 2, 1899 (30 Stat. 990), as amended by the Act of June 21, 1906 (34 Stat. 325-330), and Section 16 of the Act of June 25, 1910 (36 Stat. L., 855-859). b. The above-described property is subject to any other existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights-of-way of record; and there is hereby reserved any and all roads, trails, telephone line, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States. (Dept. Instr., January 13, 1916, 44 L. D. 513)."
 3. Agreement for Sale of Real Estate between Edward Peterson, Seller, and Bruce Standley, Purchaser, dated August 1, 1983, recorded October 7, 1983, Vol. M83, page 17224, Deed Records of Klamath County, Oregon. Affects S $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$.
 4. Telephone Line Right of Way Easement, including the terms and provisions thereof, given by Oliver P. Standley and Betty Ann Standley to Telephone Utilities of Eastern Oregon, Inc., an Oregon corporation, dated July 15, 1983, recorded September 13, 1983, Vol. M83, page 15634, Deed Records of Klamath County, Oregon.
- ALSO, SUBJECT TO AND TOGETHER WITH:

1. Easements and rights-of-way of record, including that certain Easement for a roadway and utilities, dated the 26 day of October, 1983, and recorded the 27 day of October, 1983, Volume M83, at Page 8559, Recorder's No. 29961, records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of August A.D. 19 85 at 12:13 o'clock P M., and duly recorded in Vol. M85 of Deeds on Page 13906

FEE \$9.00

By Evelyn Biehn, County Clerk

Derrick E. McGavie, Esq.
700 Country Club Road
Eugene, Or. 97401

Return