

OA 52761

WARRANTY DEED

Vol. 1485 Page 14008

KNOW ALL MEN BY THESE PRESENTS, That

WILLIAM RAYMOND DRAKE

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

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:

Lot 5, Block 4, LONE PINE ON THE SPRAGUE, according to the duly recorded plat thereof on file in the Office of the County Clerk of Klamath County, Oregon, TOGETHER WITH an undivided 1/80 interest in and to the following, to-wit: A tract of land situated in the SW $\frac{1}{4}$ of Section 11 and the NE $\frac{1}{4}$ of Section 14, all in T 35 S, R 9 E WM, Klamath County, Oregon, more particularly described as follows: Beginning at an iron pin on the west line of the SW $\frac{1}{4}$ of said Section 11, said point being N 0°07'13" W a distance of 71.79 feet from the S $\frac{1}{4}$ corner of said Section 11; thence S 62°56'13" E 572.55 feet; thence on the arc of a 130-foot radius curve to the right 24.17 feet; thence S 52°17'05" E 440.74 feet; thence on the arc of a 130-foot radius curve to the right 33.42 feet; thence S 37°33'14" E 141.09 feet; thence on the arc of a 130-foot radius curve to the right 71.41 feet; thence S 06°04'53" E 158.13 feet; thence on the arc of a 70-foot radius curve to the left 78.84 feet; thence S. 71°26'17" E 279.26 feet; thence S 72°03'37" E 210.79 feet; thence on the arc of a 130-foot radius curve to the right 129.94 feet; thence S 14°47'22" E 269.56 feet; (continued on reverse

(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 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 \$ -0-

⊙ 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 12th day of August, 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.

William Raymond Drake
WILLIAM RAYMOND DRAKE

STATE OF OREGON, California)
County of Los Angeles) ss.
August, 1985

Personally appeared the above named
WILLIAM RAYMOND DRAKE

STATE OF OREGON, County of) ss.

Personally appeared _____, 19_____,
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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

William Raymond Drake
1270 Cordova St., #12
Pasadena, CA 91106

GRANTOR'S NAME AND ADDRESS

David Drake
900 Weninger Drive
Carson City, Nevada 89701

GRANTEE'S NAME AND ADDRESS

After recording return to:

David Drake
900 Weninger Drive
Carson City, Nevada 89701

NAME, ADDRESS, ZIP

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

David Drake
900 Weninger Drive
Carson City, Nevada

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/reel/volume No. _____ on page _____ or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

205 SEP 3 PM 2 32



YOUNG BHANG
NOTARY PUBLIC, CALIFORNIA
LOS ANGELES COUNTY
My Comm. expires July 15, 1989

Notary Public for Oregon, California

My commission expires: 6-15-89

9824
9-20

14009

thence S 30° E to the intersection with the thread or centerline of Sprague River; thence northwesterly along the thread of the Sprague River to its intersection with the west line of the SW 1/4 of said Section 11; thence S 0°07'13" E along said west line to the point of beginning; SUBJECT TO: Contracts and/or liens for irrigation and/or drainage, if any; Rights of governmental bodies, if any, in and to that portion of the above described property lying below the high water mark of Sprague River; Easements and rights of way of record and those apparent on the land, if any; Reservations, restrictions and conditions shown on the plat and in the dedication of LONE PINE ON THE SPRAGUE; and those thereof on file in the office of the County Clerk of Klamath County, Oregon; Together with an undivided 1/80th interest in and to the following, to-wit: A tract of land situated in the SW 1/4 of said Section 11 and the NE 1/4 of Section 14, all in T 35 S R 9 E W 1/2 Klamath County, Oregon, more particularly described as follows: Beginning at an iron pin on the west line of the SW 1/4 of said section II, said point being N 0°07'13" W a distance of 71.79 feet from the South one-fourth corner of said Section II; thence S 62°56'13" E 572.55 feet; thence on the arc of a 130-foot radius curve to the right 24.17 feet; thence S 52°17'05" E 440.74 feet; thence on the arc of a 130-foot radius curve to the right 33.42 feet; thence S 37°33'14" E 141.09 feet; thence on the arc of 130-foot radius curve to the right 71.41 feet; thence S 06°04'53" E 158.13 feet; thence on the arc of a 70-foot radius curve to the left 78.84 feet; thence S 71°26'17" E 278.26 feet; thence S 30° E to the intersection with the thread or centerline of the Sprague River; thence northwesterly along the thread of the Sprague River to its intersection with the west line of the SW 1/4 of said section II; thence S 0°07'13" E along said west line to the point of beginning. Subject to: Contracts and/or liens for irrigation and/or drainage, if any, Rights of governmental bodies, if any, in and to that portion of the above described property lying below the high water mark of Sprague River; Easements and rights of way of record and those apparent on the land, if any/ Reservations, restrictions and conditions shown on the plat and in the dedication of Lone Pine on the Sprague.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Sept. A.D., 19 85 at 2:32 o'clock P M., and duly recorded in Vol. M85 of Deeds on Page 14008

FEE 9.00

Evelyn Biehn, County Clerk
By *[Signature]*

OFFICIAL
(SEAL)

(If executed by a corporation, attach corporate seal)

Notary Public for Oregon
My commission expires

NOTARY PUBLIC - CALIFORNIA
My commission expires 12-15-88

STATE OF OREGON

I certify that the within instrument was recorded for record on the day of Sept. 19 85 at 2:32 o'clock P M. and recorded in book M85, folio 14008 as fee simple instrument. I am a Notary Public for the County of Klamath, Oregon. Witness my hand and seal of said County this 14th day of Sept. 19 85.

Notary Public for Oregon
My commission expires

William Raymond Drake
1120 Oregon St.
Klamath Falls, Oregon 97603
David Drake
400 Henderson Drive
Garson City, Nevada 89301
David Drake
400 Henderson Drive
Garson City, Nevada 89301
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