

53903

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JOHN RANDOLPH HAMLIN & DARLENE RAE HAMLIN,

husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by E. M. HALL

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 N $\frac{1}{2}$ of N $\frac{1}{2}$ E $\frac{1}{2}$ of W $\frac{1}{2}$ NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 10, Township 25 South, Range 8 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 shown on the reverse of this deed and those of record and 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 \$7,500.00

~~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 93.096.)

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 20th day of September, 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)

John Randolph Hamlin
John Randolph Hamlin

Darlene Rae Hamlin
Darlene Rae Hamlin

STATE OF OREGON,

County of multnomah } ss.
Sept 20, 1985

Personally appeared the above named
John Randolph Hamlin & Darlene Rae Hamlin

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

(OFFICIAL SEAL) *Donna Anderson*
Notary Public for Oregon
My commission expires: 2-16-86

STATE OF OREGON, County of

Personally appeared _____, 19____, 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:

John Randolph Hamlin & Darlene Rae Hamlin

GRANTOR'S NAME AND ADDRESS

E. M. Hall
6310 SE McEWAN
LAKE OSWEGO, OR 97034

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

NAME, ADDRESS, ZIP

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

Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

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

Recording Officer

By

Deputy

SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, not yet due and payable.
2. Reservation contained in Patent from the United States recorded September 27, 1906 in Volume 21, page 213, Deed Records of Klamath County, Oregon, as follows:
"also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted as provided by law."
3. Reservations contained in Deed from Klamath Lumber & Box Company, Inc., recorded May 4, 1965 in Volume 361, page 229, Deed records of Klamath County, Oregon, as follows:
"It is approved between the parties hereto that there is excepted and reserved from the sale herein made all the fissionable materials, and mineral, oil and gas rights on the property hereinabove described, they forming no part of this conveyance. It is further approved between the parties that the grantor herein, its successors and assigns, shall have full right of ingress and egress to and from the lands for the purpose of exploiting all of such mineral, oil and ore rights, and for the purpose of operating the mineral, oil and gas rights in the event of the successful exploration thereof; and the right to construct wells, mines, oil and gas pipelines, trams, roads, tanks and reservoirs; and any and all works in order to explore the lands for oil, gas and minerals and to remove and manufacture, refine or smelt them, such rights being hereby retained by the grantor for itself and for itself and for and on behalf of the successors and assigns, and being so especially granted to the grantee, but due regard shall always be had for the rights of the owners of the surface of the land and as little injury to such surface shall be done as possible."
4. An easement created by instrument, including the terms and provisions thereof, Dated: September 28, 1970
Recorded: April 28, 1978
Volume: M78, page 8507, Microfilm Records of Klamath County, Oregon
For: A 15' wide easement along entire North boundary, and 10' wide easement along entire South boundary for mutual roadway and all other roadway purposes
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 at request of _____ the _____ 1st day
of October A.D., 19 85 at 1:30 o'clock P M., and duly recorded in Vol. M85,
of Deeds on Page 15874.

FEE \$9.00

Evelyn Biehn
By _____

County Clerk

[Signature]