

56721

ATC-6-29460

Vol. MBS Page 20953

WARRANTY DEED (CORPORATION)

CERTIFIED MORTGAGE CO.

Oregon

(State of incorporation)

GEORGE W. WALKER and LOIS I. WALKER, husband and wife

all that real property situated in Klamath County, State of Oregon, described as:
SEE ATTACHED EXHIBIT "A"and covenant(s) that grantor is owner of the above described property free of all encumbrances except
SEE ATTACHED EXHIBIT "A"and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.
The true and actual consideration for this transfer is \$ 25,000.00Signed by authority of the Board of Directors, with the seal of said corporation affixed, this
27th day of December, 1985. Certified Mortgage Co.
(Corporate Seal)By Richard H. Marlatt President
By _____ SecretarySTATE OF OREGON, County of Klamath) ss.
December 27, 19 85.Personally appeared Richard H. Marlatt
did say that he is the President
Certified Mortgage Co. who, being duly sworn,
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 he acknowledged said
instrument to be its voluntary act and deed.

Official Seal

Before me: Susan
Notary Public for Oregon's
My commission expires: 6-21-88

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (CORPORATION)

TO

After Recording Return to: T
TAX STATEMENTS TO:
Mr. & Mrs. George W. Walker
3215 N.E. Douglas
Roseburg, Oregon 97470

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 _____ Records of Deeds of said County.
Witness my hand and seal of County affixed.

By _____

Title _____

95 DEC 27 PM 4 06

20954

EXHIBIT "A"

PARCEL 1

A tract of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Starting from the Northwest corner NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 3, Township 36 South, Range 6 East of the Willamette Meridian; thence South 89° 58' East, a distance of 596.39 feet; thence South a distance of 223.26 feet to an iron pin, the point of beginning; thence South, a distance of 74.83 feet to an iron pin; thence South 69° 26' 13" East, a distance of 131.65 feet to an iron pin; thence Northerly on the easterly side of the County Road, along a curve left having a radius of 543 feet, a distance of 100 feet to an iron pin; thence North 80° 37' 11" West a distance of 151.61 feet more or less to the point of beginning.

PARCEL 2

A portion of the SE $\frac{1}{4}$ of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which East along the center line of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, a distance of 330 feet from the center of said Section 10 and thence North at right angles to said center line and parallel to the North-South center line a distance of 275 feet for the true point of beginning; thence East parallel to the East-West centerline a distance of 150 feet to a point; thence South parallel to the North-South centerline a distance of 150 feet; thence West parallel to the East-West centerline a distance of 150 feet; thence North parallel to the North-South centerline a distance of 150 feet to the point of beginning.

SUBJECT TO:

1. Rights of the public in and to any portion of said premises lying within the limits of public roads and highways.
2. Agreement, including the terms and provisions thereof, recorded February 15, 1924 in Book 63 at page 459, Deed Records.
3. An easement recorded November 8, 1955 in Book 279 at page 99 in favor of The California Oregon Power Company.
4. Grant of Overhang Easement, recorded May 15, 1959 in Book 312 at page 440 in favor of The California Oregon Power Company.
5. An easement recorded August 26, 1969 in Book 323 at page 590 in favor of Pacific Power and Light Company.
6. Reservations, restrictions and easements, recorded May 20, 1974 in Book M-74 at page 6249.
7. Trust Deed, recorded July 21, 1977 in Book M-77 at page 13008, in favor of Klamath First Federal Savings and Loan Association of Klamath Falls, which Grantees herein hereby assume and agree to pay.
8. Reservations as shown in original Patent and flowage right granted to United States as shown in Easement recorded May 23, 1922 in Book 58 at page 541, Deed Records.
9. An easement recorded May 15, 1940 in Book 129 at page 259, in favor of The California Oregon Power Company.
10. An easement recorded May 25, 1960 in Book 321 at page 412, in favor of The California Oregon Power Company.
11. Restrictions contained in Warranty Deed recorded October 4, 1977 in Book M-77 at page 18866.
12. Subject to rules and regulations of Fire Patrol District.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of _____ December _____ A.D., 19 85 at 4:06 o'clock _____ P. M., and duly recorded in Vol. _____ M85 day _____
of _____ December _____ on Page 20953

FEE \$9.00

Evelyn Biehn, County Clerk
By _____