

56795

MOUNTAIN TITLE COMPANY INC.

WARRANTY DEED

Vol. 1485 Page 2121

KNOW ALL MEN BY THESE PRESENTS, That ROGER BRIDGES &amp; PAULLETTA BRIDGES

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DUANE R. SANTOS and GAIL C. SANTOS, 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:

See legal description as it appears on the reverse of this deed.



# 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 \$ 33,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (If the amount between the brackets is not applicable, should be deleted. See ORS 91.030.)

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 30th day of December, 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)

STATE OF OREGON,

County of Klamath

12/30

1985

STATE OF OREGON, County of

19

) ss.

Personally appeared

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.

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

ROGER BRIDGES &amp; PAULLETTA BRIDGES

GRANTOR'S NAME AND ADDRESS  
DUANE R. SANTOS & GAIL C. SANTOS

GRANTEE'S NAME AND ADDRESS

GRANTEE

540 Medford Ave  
Hayward CA 94541

NAME, ADDRESS, ZIP

Should a change in reported address be made, it shall be sent to the following address.

GRANTEE

6840 Airway Dr., Klamath Falls  
NAME, ADDRESS, ZIP OR 97603

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of

at o'clock M., and recorded in book on page or as

file/roll number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By

Recording Officer  
Deputy

MOUNTAIN TITLE COMPANY INC.

Beginning at a point on the North line of Section 24, Township 39 south, Range 9 East of the Willamette Meridian, which lies West a distance of 2359.9 feet from the iron axle which marks the Northeast corner of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, and running thence: South 0°19' West a distance of 30 feet to an iron pin on the South right-of-way line of the County Road; thence continuing South 0°19' West a distance of 296 feet to an iron pin; thence West parallel to the Section line a distance of 318 feet to an iron pin on the North South quarter line; thence North along the quarter line a distance of 326 feet to a point on the Section line; thence East along the Section line a distance of 320 feet, more or less, to the point of beginning, in the NW $\frac{1}{4}$ NE $\frac{1}{4}$  Section 24, Township 39 South, Range 9 East of the Willamette Meridian, Klamath county, Oregon.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY 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 \_\_\_\_\_ 30th day  
of \_\_\_\_\_ December \_\_\_\_\_ A.D. 19 \_\_\_\_\_ 85 at \_\_\_\_\_ 4:11 o'clock \_\_\_\_\_ P.M., and duly recorded in Vol. \_\_\_\_\_ 495  
of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page \_\_\_\_\_ 21219

FEE \$9.00

Evelyn Biehn, County Clerk  
By \_\_\_\_\_ *Pam Smith*