

58727

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ROGER E. HAVENS and PATRICIA A. HAVENS husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD A. CAMACHO, 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:

The Northeast quarter of the Northwest quarter of Section 25, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

"This instrument will not allow use of the property described in this instrument in violation of applicable law and regulations. Before signing or recording, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

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,

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 \$14,978.70.

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 15 day of January, 1986; 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)

Roger E. Havens
Roger E. Havens

Patricia A. Havens
Patricia A. Havens

STATE OF OREGON, California } ss.
County of SAN BERNARDINO
JANUARY 15, 1986

STATE OF OREGON, County of _____, 19____) ss.

Personally appeared _____ 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 _____

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:

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)



Personally appeared the above named Roger E. Havens & Patricia A. Havens who PROVED to be the ones Subscribed to and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Kathy Wyatt
Notary Public for Oregon CALIFORNIA
My commission expires: August 31, 1987

ROGER E. & PATRICIA A. HAVENS

STATE OF OREGON, } ss.
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

By _____ Recording Officer
Deputy

GRANTOR'S NAME AND ADDRESS
RICHARD A. CAMACHO
719 Apache Trail
Riverside, CA 92507

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

SUBJECT TO:

3487

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. Reservations and restrictions as contained in Deed of Tribal Property, recorded May 11, 1959 in Volume 312, page 340, Deed Records of Klamath County, Oregon, including but not limited to the following:

"Sale subject to 60 foot rights of way for Indian Service Roads Nos. S-53 and S-59 (2), approved by M. M. Zollar, Superintendent, Klamath Agency, Oregon, pursuant to the provisions of the Act of February 5, 1948, (62 Stat. 18, 25 U. S. C. 323-328); Public Law 587, August 13, 1954 (68 Stat. 772, Section 17); and Departmental Regulations (25 CFR 161, 22 FR 248), and subject to prior valid existing rights or adverse claims."

Title to the above described property is conveyed subject to 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 reserves any and all roads, trails, telephone lines, 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. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: September 7, 1979

Recorded: September 11, 1979

Volume: M79, page 21661, Microfilm Records of Klamath County, Oregon

Amount: \$20,000.00

Mortgagor: Daniel Bailey

Mortgagee: Anna M. Lindh

(With other property)

4. Real Estate Contract, including the terms and provisions thereof,

Dated: March 24, 1980

Recorded: April 11, 1980

Volume: M80, page 6894, Microfilm Records of Klamath County, Oregon

Vendor: Daniel Bailey

Vendee: Roger E. Havens and Patricia A. Havens, husband and wife

The Vendors interest was conveyed by Bargain and Sale Deed recorded April 18, 1980, in Volume M80, page 7254, Microfilm Records of Klamath County, Oregon, Re-recorded July 23, 1981 in Volume M81, page 13169, Microfilm Records of Klamath County, Oregon, from Daniel Bailey to Earnest R. Sessom and Doris C. Sessom.

THE GRANTEE APPEARING ON THE REVERSE OF THIS DEED AGREES TO ASSUME SAID CONTRACT AND TO PAY SAID CONTRACT IN FULL, AND FURTHER AGREES TO HOLD SELLERS HARMLESS THEREFROM.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
of March A.D., 19 86 at 10:20 o'clock A M., and duly recorded in Vol. M86
of Deeds on Page 3486

FEE \$14.00

Evelyn Biehn, County Clerk

By [Signature]