

60843

K-37880  
WARRANTY DEED

Vol 188 Page 7392

KNOW ALL MEN BY THESE PRESENTS That  
DONALD E. KNOLES and MABEL L. KNOLES

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
GEO. W. CHIN and DANIEL G. CHIN, each as to an undivided  $\frac{1}{2}$  interest  
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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED

(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

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 \$ 150,973.00  
However, the actual consideration consists of or includes other property or value given or promised which is  
part of the consideration (indicate which). (The sentence between the symbols ①, 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 28th day of August, 19 85,  
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.

*Ronald E. Knoles*  
DONALD E. KNOLES  
*Mabel L. Knoles*  
MABEL L. KNOLES

STATE OF OREGON, )  
County of Klamath ) ss.  
August 28, 19 85.

STATE OF OREGON, County of ) ss.  
Personally appeared \_\_\_\_\_, 19 \_\_\_\_\_

Personally appeared the above named  
Donald E. Knoles and  
Mabel L. Knoles

\_\_\_\_\_ 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 acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

\_\_\_\_\_ 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 be-  
half 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:  
*[Signature]*  
OFFICIAL SEAL  
Notary Public for Oregon  
My commission expires: 3/27/87

Before me:  
\_\_\_\_\_  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_  
(If executed by a corporation,  
affix corporate seal)

GRANTOR'S NAME AND ADDRESS	
GRANTEE'S NAME AND ADDRESS	
After recording return to:	
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address.	
NAME, ADDRESS, ZIP	

STATE OF OREGON, ) ss.  
County of \_\_\_\_\_

I certify that the within instru-  
ment 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/instru-  
ment/microfilm/reception No. \_\_\_\_\_  
Record of Deeds of said county.  
Witness my hand and seal of  
County affixed.

NAME TITLE  
By \_\_\_\_\_ Deputy

A tract of land situated in Sections 8 and 17, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

Beginning at a point on the North line of said Section 17 from which the Northwest Corner of said Section 17 bears N. 89°49'21" W., 30.00 feet; thence S. 00°05'09" E. parallel to the West line of said Section 17, 256.00 feet; thence S. 89°49'21" E. parallel to the North Line of said Section 17, 2379 feet more or less to the Mean High Water Line of Lost River; thence Northerly on said Mean High Water Line the following courses and distances: N. 15°12'02" E., 324.30 feet; N. 09°32'48" E., 223.70 feet; N. 16°32'48" W., 370.44 feet; and N. 25°02'09" W., 424.66 feet; thence leaving said Mean High Water Line, N. 89°49'21" W., 2211.42 feet to a point lying 30.00 feet East of the West line of said Section 8; thence S. 00°16'30" W. parallel to the West Line of said Section 8, 1016.92 feet to the point of beginning. RESERVING TO THE GRANTORS an easement for irrigation ditch along the same line as the existing ditch, said easement being 20 feet wide (ten feet on each side of the centerline of said ditch) *See plat*  
*W.M.H.*  
*O.C.*

- SUBJECT TO:
- 1) Taxes for 85-86 which are now a lien but not yet payable.
  - 2) Said land is specially assessed as farm land and all deferred taxes will be due and payable when the reason for deferrment no longer exists.
  - 3) Liens and assessments of Klamath Project and Klamath Irrigation Dist.
  - 4) Rights of the Federal Government, the State of Oregon, and the general public in any portion of the herein described premises lying below the high water line of Lost River.
  5. Waiver of Riparian Rights and Claim for damages granted to United States of America, by S. S. Henley, recorded November 3, 1906 in Deed Volume 21 on page 392, records of Klamath County, Oregon.
  6. Waiver of Riparian Rights and Claim for damages granted to United States of America by S.E. Harshbarger, recorded September 16, 1905 in Deed Volume 18 on page 364, records of Klamath County, Oregon.
  7. Rights granted to J. Russell Elliott in deed recorded November 8, 1919, in Deed Volume 53 on page 6, records of Klamath County, Oregon.
  8. Right of Way as disclosed by deed from Estella Hill to Clarence L. Hill, recorded April 6, 1948 in Deed Volume 219 page 39, records of Klamath County, Oregon.
  9. Right of Way as disclosed by Deed from Clarence L. Hill to Estella Hill, recorded April 6, 1948 in Deed Volume 219 page 41, records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH.

ss.

Filed for record at request of \_\_\_\_\_ the \_\_\_\_\_ 30th day  
of April A.D. 19 86 at 9:26 o'clock A. M. and duly recorded in Vol. M86  
of \_\_\_\_\_ on Page 7392  
of \_\_\_\_\_

Evelyn Biehn,  
By \_\_\_\_\_

County Clerk

FEE \$14.00