

6-19-84

WARRANTY DEED

Vol 186 Page 926

KNOW ALL MEN BY THESE PRESENTS, That ROBERT T. BLAIR and JUDY D. BLAIR, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SCOTT A. SAMUEL and IRIS H. SAMUEL, husband and wife, hereinafter called the grantees, 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:

A parcel of land in the SW¹/₄ of Section 32, Township 39 South, Range 8 East of the Willamette Meridian, described as follows:

Beginning at a point on the West line of said Section 32, 967.56 feet South from the West quarter corner of said Section; thence East 809.61 feet to the West right of way line of Highway 66; thence South 1°33'30" East, 184.48 feet; thence West 808.19 feet to the said West Section lines; thence North along said Section line to the point of beginning.

- continued on the reverse side of this deed -

MOUNTAIN TITLE COMPANY

"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."

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 stated on the reverse side of this deed and those 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 \$ 75,000.00

Whereof the actual consideration consists of ~~the whole of the 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 27th day of May, 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.

Robert T. Blair
ROBERT T. BLAIR

Judy D. Blair
JUDY D. BLAIR

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath } ss.
May 27 19 86

Personally appeared the above named ROBERT T. BLAIR and JUDY D. BLAIR

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

(OFFICIAL SEAL)

Christi L. Ridd

Notary Public for Oregon

My commission expires: 11/16/87

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

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)

Robert T. Blair & Judy D. Blair
P.O. Box 98
Keno, OR 97627

GRANTOR'S NAME AND ADDRESS

Scott A. Samuel and Iris H. Samuel
Rt. 3 Box 399D
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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 _____ or as file/reel number _____

Record of Deeds of said county. Witness my hand and seal of County affixed.

Recording Officer

By _____ Deputy

SPACE RESERVED FOR RECORDER'S USE

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. Easement and release of damages, executed by B. E. Kerns, et al to The California Oregon Power Company dated May 31, 1930, recorded January 15, 1932, in Volume 96, page 580, Volume 96, page 575 and Volume 96, page 617, Deed Records of Klamath County, Oregon, relative to the raising and/or lowering of the waters of Upper Klamath Lake and/or Klamath River, between elevations of 4085.00 and 4086.50 feet above sea level, reference which is hereby made.
3. Easement, including the terms and provisions thereof, from Federal Land Bank to California Oregon Power Company, a corporation recorded April 3, 1934, in Volume 102, page 536, Deed Records of Klamath County, Oregon, to keep maintain, regulate, and control waters of Lake Ewauna.
4. Right of Way, including the terms and provisions thereof, from B. E. Kerns and Clara Kerns to the California Oregon Power Co., a California corporation, recorded June 19, 1941, in Volume 139, page 3, Deed Records of Klamath County, Oregon.
5. Water rights, including the terms and provisions thereof, from United States of America to B. E. Kerns and Clara Kerns recorded July 31, 1941, in Volume 140, page 69, Deed Records of Klamath County, for irrigation purposes.
6. Conditions and restrictions as recorded in Deed from D. J. Puckett and Leta G. Puckett, husband and wife, to Fred L. Murphy and Donna L. Murphy, husband and wife, dated June 10, 1966, recorded June 13, 1966, in Volume M66, page 6128, Microfilm Records of Klamath County, Oregon.
7. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 29th day
of May A.D., 19 86 at 12:32 o'clock P M., and duly recorded in Vol. M86
of _____ Deeds on Page 9264.

FEE \$14.00

Evelyn Biehn, County Clerk
By RAM Smith