

63602

WARRANTY DEED

Vol. 128 Page 12239

KNOW ALL MEN BY THESE PRESENTS, That BRIAN TOD WALKER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD D. LANKFORD

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:

Situated in the South 1/2 of Section 20, Township 39 South, Range 11 1/2 East of the Willamette Meridian, also being described as Lot 5 of Parcel 1 and more particularly described as follows:

Beginning at the Northeast corner of said Section 20; thence South 00°41'55" East along the East line of said Section 20 a distance of 1840.14 feet; thence West 1267.69 feet to the true point of beginning of this description; thence continuing West 146.27 feet; thence North 60°21'40" West 45.68 feet; thence South 16°58'13" West 717.01 feet to the North right-of-way line of the County Road; thence Southeasterly along the North right-of-way line to a point that is South 770.29 feet from the point of beginning; thence North 770.29 feet to the point of beginning. ALSO described as Lot 5 of Parcel 1 of survey filed February 19, 1970, in M70 at page 1342 of Klamath County Deed Records.

(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 SEE REVERSE

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 \$ 78,500.00. 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 14 day of July, 19 86; 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.

Brian Tod Walker  
BRIAN TOD WALKER

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, }  
County of KLAMATH } ss.  
July 14, 19 86.

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

Personally appeared the above named BRIAN TOD WALKER

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

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, \_\_\_\_\_  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 4/24/89

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

BRIAN TOD WALKER

GRANTOR'S NAME AND ADDRESS

RICHARD D. LANKFORD

GRANTEE'S NAME AND ADDRESS

After recording return to:

KFFSL  
540 MAIN

NAME, ADDRESS, ZIP

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

KFFSL  
540 MAIN

NAME, ADDRESS, ZIP

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/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as document/fee/file/instrument/microfilm No. \_\_\_\_\_ Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME \_\_\_\_\_ TITLE \_\_\_\_\_

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. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District. Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M 70, page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District."
4. Subject to a right of way for the U.S.B.R. "E" Canal, and to a 60' road easement along the Southerly boundary, as disclosed by Survey No. 1447, filed in the office of the Klamath County Surveyor.
5. 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 14th day  
 of July A.D., 19 86 at 9:48 o'clock A M., and duly recorded in Vol. M86  
 of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 12239

FEE \$14.00

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

County Clerk