

65181

WARRANTY DEED

Vol. 1816 Page 15238

KNOW ALL MEN BY THESE PRESENTS, That Bean Lourine A. Kent and Laura M. Easterly

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Gwen Easterly, 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:

Lot 5, Block 8, JACK PINE VILLAGE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

- Subject, however, to the following:
  1. Subject to a 50 foot Pacific Telephone and Telegraph easement over Easterly and Southerly portion of lot as shown on dedicated plat.
  2. Subject to a 20 foot building setback line from streets as shown on dedicated plat.
  3. Rights of Way, including the term and provisions thereof, given to Pacific Telephone & Telegraph Company in Deed Volume 85, page 65 and Deed Volume 85, page 66, Records of Klamath County, Oregon, over the  $\frac{1}{2}$ SE $\frac{1}{4}$ , SE $\frac{1}{2}$ SW $\frac{1}{4}$  of Section 24, NE $\frac{1}{2}$ NW $\frac{1}{4}$  of Section 25 and SE $\frac{1}{2}$ NE $\frac{1}{4}$ , SE $\frac{1}{2}$ NW $\frac{1}{4}$  (for continuation of this deed see reverse side of this document)

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 noted of record as of the date 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 \$17,500.00. 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  $\odot$ , 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 11<sup>th</sup> day of April, 1980; 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)

Lourine A. Kent  
Lourine A. Kent

Laura M. Bean  
Laura M. Bean

STATE OF OREGON,  
County of Deschutes Douglas ) ss.  
April 11, 19 80

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

Personally appeared the above named Lourine A. Kent and Laura M. Bean

\_\_\_\_\_, and 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 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 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: 1-18-81

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

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Gwen Easterly  
2756 N. W. Broad Str. #13  
Roseburg, Oregon 97470

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 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

93 136 25 112 20

18123  
15239

of Section 25, and SE $\frac{1}{4}$ NE $\frac{1}{4}$ , SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 25, for transmission and distribution of electricity.

4. Right of way agreement for gas pipe line 100 feet in width, including the terms and provisions thereof, granted to Pacific Gas Transmission Company, a California Corporation, recorded September 26, 1960 in Volume 324, page 292, Deed Records of Klamath County, Oregon. Notice of location of said pipe across the W $\frac{1}{2}$ NE $\frac{1}{4}$  of Section 25 was recorded September 28, 1961 in Volume 332, page 580, Deed Records of Klamath County, Oregon. Subject to the terms of documents recorded July 27, 1972 in Volume M72, page 8202, Microfilm Records of Klamath County, Oregon, for the consent for road across the right of way of Pacific Pipe Line Station M.P. 493.5, as set forth in this exception.

5. An easement created by instrument, including the term and provisions thereof,

Dated: May 19, 1969  
Recorded: May 22, 1969  
Volume: M69, page 3857, Microfilm Records of Klamath County, Oregon  
In favor of: Midstate Electric Cooperative, Inc.

For: Construction and operation of electric distribution line over said addition

6. Covenants, conditions, restrictions and easements, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded May 23, 1969 in Volume M69, page 3870, Microfilm Records of Klamath County, Oregon.

7. An easement created by instrument, including the terms and provisions thereof,

Dated: May 19, 1969  
Recorded: May 27, 1969  
Volume: M69, page 3955, Microfilm Records of Klamath County, Oregon  
In favor of: Midstate Electric Cooperative, Inc.

For: Construction and operation of electric distribution line over said addition

8. Grant of Easement, including the terms and provisions thereof,

Dated: June 26, 1972  
Recorded: January 22, 1973  
Volume: M73, page 763, Microfilm Records of Klamath County, Oregon  
In favor of: Pacific Northwest Bell Telephone Company

For: Underground communication facilities.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 25th day  
of August A.D. 19 86 at 12:29 o'clock P. M., and duly recorded in Vol. M86  
of Deeds on Page 15233

FEE \$14.00

Evelyn Biehn, County Clerk  
By *Ram Smith*