

68827 67055

WARRANTY DEED

MTC-17057-K

Vol. 1112 Page 6144

KNOW ALL MEN BY THESE PRESENTS, That CALVIN C. WING and AMY E. WING, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HENRY C. FOSTER

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 E-W 1/4 SEC. of Section 24, Township 32 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying North of the center thread of the Williamson River.

This document is being rerecorded to correct the Grantors name above and in the Notary.

- 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 \$ 26,000.00

~~ON THE DATE OF THE RECORDING OF THIS DEED, THE GRANTOR HAS BEEN ADVISED BY THE CLERK OF THE COUNTY OF Klamath, OREGON, THAT THE PROPERTY DESCRIBED IN THIS DEED IS PART OF THE~~ (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.

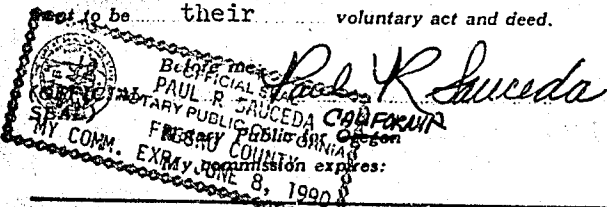
In Witness Whereof, the grantor has executed this instrument this 9 day of October, 19 86; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

CALIFORNIA
STATE OF OREGON, FRESNO } ss.
County of Klamath
October 9, 19 86

Personally appeared the above named
CALVIN C. WING and AMY E. WING

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



Calvin C. Wing
(ALVIN C. WING)

Amy E. Wing
AMY E. WING

STATE OF OREGON, County of FRESNO) ss.
CALIFORNIA
OCTOBER 9, 19 86

Personally appeared CALVIN C. WING and AMY E. WING 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

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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon CALIFORNIA
My commission expires:

Calvin C. Wing & Amy E. Wing
4871 E. Carmeo
Fresno, CA 93727
GRANTOR'S NAME AND ADDRESS

Henry C. Foster
P.O. Box 1618
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

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.

By Recording Officer
Deputy

- continued from the reverse side of this deed -

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18683

SUBJECT TO:

1. Taxes for the fiscal year 1986-1987, a lien, not yet due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
3. Rights of the public in and of governmental bodies in and to that portion of the herein described premises lying below the high water mark of the Williamson River.
4. Subject to all subsurface rights except water, to the heirs, of Virgial Wilson, their heirs and assigns as set forth in that certain instrument dated September 3, 1957, recorded November 1, 1971, in Volume M71, page 11459, Microfilm Records of Klamath County, Oregon.
5. Subject to such rights as the Pacific Telephone and Telegraph Company may have under the Act of March 3, 1901, as set forth in that certain instrument dated September 3, 1957, recorded November 1, 1971, in Volume M71, page 11459, Microfilm Records of Klamath County, Oregon.
6. An Easement created by instrument, including the terms and provisions thereof,
Dated: July 17, 1972
Recorded: January 22, 1976
Volume: M76, page 1098, Microfilm Records of Klamath County, Oregon
For: 60 foot roadway for ingress and egress over the Northerly boundary
7. Real Estate Contract, including the terms and provisions thereof,
Dated: June 23, 1977
Recorded: July 11, 1977
Volume: M77, page 12189, Microfilm Records of Klamath County, Oregon
Vendor: George C. Cocchia and Mary L. Cocchia, husband and wife
Vendee: Jasper S. Roberts and Wanda Lee Roberts, husband and wife
The Vendee's interest in said Real Estate Contract, was assigned by instrument
Dated: March 23, 1981
Recorded: March 26, 1981
Volume: M81, page 5449, Microfilm Records of Klamath County, Oregon
To: Calvin C. Wing and Amy E. Wing
The effect, if any, of Bargain and Sale Deed from Jasper S. Roberts and Wanda Lee Roberts to Calvin C. Wing and Amy E. Wing, dated March 25, 1981, and recorded April 15, 1982, in Volume M82, page 4643, Microfilm Records of Klamath County, Oregon.
The Grantees named on the reverse side of this deed do not agree to assume nor pay the above described Real Estate Contract and the Grantors herein hereby agree to hold the Grantees harmless therefrom.
8. An easement created by instrument, including the terms and provisions thereof,
Dated: December 21, 1981
Recorded: February 16, 1982
Volume: M82, page 1922, Microfilm Records of Klamath County, Oregon
In favor of: Midstate Electric Cooperative, Inc.
For: Electric transmission line

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

on this 14th day of Oct, A.D. 1986
at 11:03 o'clock A.M. and duly recorded
in Vol. M86 of Deeds Page 18692
By Evelyn Biehn, County Clerk
By [Signature], Deputy.
Fee, \$14.00

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

on this 2nd day of Dec., A.D. 1986
at 10:45 o'clock A.M. and duly recorded
in Vol. M86 of Deeds Page 22144
By Evelyn Biehn, County Clerk
By [Signature], Deputy.
Fee, \$9.00