

68838

ATC 30478

WARRANTY DEED

WINS-NESS LAW PUBLISHING CO., PORTLAND, OR, 97204

KNOW ALL MEN BY THESE PRESENTS, That John C. Thomas Vol. 1186 Page 22167

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Robert Dean Gamache

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:

A tract of land situated in the West 1/2 of Section 32, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the Northeast corner of the SW 1/4 of said Section 32; thence South 00° 11' 38" East, on the East line of said SW 1/4, 473.18 feet; thence South 89° 55' 28" West, 300.00 feet; thence South 00° 11' 38" East, 200.00 feet to the South line of the North 1/2 of the NE 1/4 SW 1/4 of said Section 32; thence South 89° 55' 28" West, on said South line, 1032.55 feet to the Southwest corner of said North 1/2; thence North 00° 08' 12" West on the West line of said North 1/2, 316.16 feet; thence North 89° 49' 03" East, 20.00 feet; thence North 00° 08' 12" West, 353.21 feet to the North line of said North 1/2; thence North 89° 45' 39" East on said North line 711.88 (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;

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 \$ 22,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 29th day of June, 1978; 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)

STATE OF OREGON,
County of Klamath } ss.
June 29, 1978

Personally appeared the above named John C. Thomas

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

Before me, Julie J. Smith, Notary Public for Oregon
My commission expires: 2/14/81

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

Personally appeared _____

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 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: _____

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. Robert D. Gamache
Beckland Sta. Route
KFO 97603

NAME, ADDRESS, ZIP

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

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.

By _____ Recording Officer
Deputy

feet; thence North 00° 11' 38" West, 100.00 feet; thence North 89° 45' 39" East, 600.00 feet to the East line of the West 1/2 of said Section 32; thence South 00° 11' 38" East, 100.00 feet to the point of beginning.

SUBJECT TO: Any and all right of ways and easements of record and those apparent upon the land.

ALSO SUBJECT TO: An easement for ingress and egress and utilities being described as the Easterly 30 feet of the above described tract of land.

1. Rights of the public in and to any portion of the above described property lying within the limits of roads and highways.

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

Dated : August 31, 1977
Recorded : September 1, 1977 Book: M-77 Page: 16258
In favor of : Pacific Power & Light Company
For : 175 foot wide right of way for electric transmission line

ALSO SUBJECT TO: An easement for access and utilities 60 feet wide whose center line is the existing road that meanders in a Northwesterly direction through the Northeasterly portion of the property.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
of December A.D., 19 36 at 11:33 o'clock A M.. and duly recorded in Vol. M36
of _____ Deeds on Page 22167

FEE \$14.00

Evelyn Biehn, County Clerk
By *[Signature]*

STATE OF OREGON

County of Klamath

Recorded for record on the _____ day of _____, 19____.

Book _____ Page _____

Official Seal

County Clerk

Notary Public for Oregon

Notary Seal