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70886

WARRANTY DEED

Vol. 1481

Page

1481

KNOW ALL MEN BY THESE PRESENTS, That Joe Joseph

Who holds an undivided 1/10 interest

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

A & C Wright Trust

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:

Lots 12 & 13 Section 16, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Continued on reverse side of this deed

(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 except as stated on the reverse side 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 \$ 5000.00

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 6th day of November, 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.

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.

STATE OF OREGON,

County of Josephine

November 6, 1986

ss.

Personally appeared the above named

Joseph Joseph

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

Before me:

MARION WILD

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

My Commission Expires 03/07/90

STATE OF OREGON, County of

19

ss.

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

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)

(If executed by a corporation, affix corporate seal)

Joseph Joseph

1019 Macken

Crescent City, CA 95531

GRANTOR'S NAME AND ADDRESS

Al Wright

134 NW E Street

Grants Pass, OR 97526

GRANTEE'S NAME AND ADDRESS

After recording return to:

Al Wright

134 NW E Street

Grants Pass, OR 97526

NAME, ADDRESS, ZIP

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

Al Wright

134 NW E Street

Grants Pass, OR 97526

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 fee/file/instrument/microfilm/reception 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

87 JUN 23 PM 2 39

1811

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— Continued from the reverse side of this deed —

SUBJECT TO:

1. A 50 year right of way to Bureau of Indian Affairs, for irrigation drain and pump house, approved by A.W. Galbraith, Superintendent, Klamath Agency on September 12, 1956, pursuant to the provisions of the Act of February 5, 1948 (62 STAT. 17).

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. Conditions, restrictions, easements and exceptions as contained in that certain Land Status Report recorded October 2, 1958 in Book 304, Page 257, Deed Records of Klamath County, Oregon.

4. The assesment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last ten (10) or lesser number of years in which the farm use assessment was in effect for the land and in addition thereto a penalty may be levied if notice of disqualification is not timely given.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 29th day
of _____ January _____ A.D., 19 87 at 2:39 o'clock P M., and duly recorded in Vol. M87
of _____ Deeds _____ on Page 1481

By Evelyn Biehn, County Clerk

FEE \$14.00