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WARRANTY DEED

Vol. 1881 Page 2239

KNOW ALL MEN BY THESE PRESENTS, That  
WILLIAM S. FLESHER and ANN E. FLESHER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
ROBERT M. POWELL and MARGARET F. POWELL, husband and wife, 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A tract of land situate in the NE $\frac{1}{4}$  of Section 28, Township 40 South, Range  
11 E.W.M., Klamath County, Oregon, being more particularly described as  
follows:

Beginning at a 5/8 inch iron pin on the East line of said Section 28, said  
iron pin situated S. 00°06'04"W., 1353.71 feet from the Northeast corner  
of said Section 28; thence S. 00°06'04" W, along said section line, 628.31  
feet; thence N.87°13'09" W. 1390.00 feet; thence N.00°06'04" E. 628.31  
feet; thence S.87°13'09" E., 1390.00 feet to the point of beginning,  
containing 20.03 acres, with bearings based on survey No. 3637, as recorded  
in the office of the Klamath County Surveyor.

(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 Attached Exhibit A

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 \$ 20,000.00

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 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, or

In Witness Whereof, the grantor has executed this instrument this 9th day of January ~~FEBRUARY~~, 1987;  
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 DE-  
SCRIBED 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.

William S. Flesher  
WILLIAM S. FLESHER

Ann E. Flesher  
ANN E. FLESHER

STATE OF OREGON,

County of Klamath } ss.  
February 9, 1987

Personally appeared the above named William  
S. Flesher & Ann E. Flesher

and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires:

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

Personally appeared \_\_\_\_\_, 19\_\_\_\_\_,

\_\_\_\_\_ 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 be-  
half 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:

(If executed by a corporation,  
affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Robert M. Powell  
12509 Woodside Drive  
Sanatoga, California 95070  
NAME, ADDRESS, ZIP

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

Mr. & Mrs. Robert M. Powell  
12509 Woodside Drive  
Sanatoga, California 95070  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of \_\_\_\_\_ ) ss.

I certify that the within instru-  
ment 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/instru-  
ment/microfilm/reception No. \_\_\_\_\_,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

NAME

TITLE

By \_\_\_\_\_ Deputy

## SUBJECT TO:

1. Liens and assessments of Klamath Project and Adams Point Irrigation District, and regulatins, easements, contracts, water and irrigation rights in connection therewith.
2. Any unpaid charges or assessments of Adams Point Irrigation District.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 11th day  
of February A.D., 19 87 at 11:38 o'clock A M., and duly recorded in Vol. M87,  
of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 2239.  
By Evelyn Biehn, County Clerk [Signature]

FEE \$9.00