

OK

73066

WARRANTY DEED

Vol. 717 Page 5581

KNOW ALL MEN BY THESE PRESENTS, That.....

WARREN ROBERT MCNEELY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
 LESLIE R. BARLOW, JR. and MISHELL C. BARLOW, 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:

That portion of the N $\frac{1}{2}$ NW $\frac{1}{4}$  of Section 3, Township 40 South, Range 9 E.W.M.  
 lying Southwesterly of the Klamath Irrigation District Canal No. C-4.  
 SAVING AND EXCEPTING that portion given by the Altamont Investment Company,  
 a corporation, and George Noland and Lottie Noland, husband and wife, to  
 the United States of America, dated September 5, 1910, recorded September  
 8, 1910, in Deed Volume 30 on page 132, records of Klamath County, Oregon.  
 ALSO, that portion given by the First State and Savings Bank, a corporation,  
 to the United States of America, dated January 30, 1920, recorded February  
 28, 1920, in Deed Volume 52 on page 207, records of Klamath County, Oregon.  
 ALSO EXCEPTING that portion deeded to Goodell recorded October 3, 1968 in  
 Volume M-68 on Page 8948, records of Klamath County, Oregon.

(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 \$ 45,000.00

① However, the actual consideration consists of or includes other property or value given or promised which is  
 the whole consideration (indicate which). ② (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 2nd day of April, 19 87;  
 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.

Warren Robert McNeely  
 WARREN ROBERT MCNEELY

STATE OF OREGON,

County of Klamath ss.  
April 3, 19 87

Personally appeared the above named

Warren Robert McNeely

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

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires: 6-21-88

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

\_\_\_\_\_, 19\_\_\_\_\_  
 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 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. Leslie R. Barlow, Jr.  
Rt. 3 Box 318  
Klamath Falls, Oregon 97601  
 NAME, ADDRESS, ZIP

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

Mr. & Mrs. Leslie R. Barlow, Jr.  
Rt. 3 Box 318  
Klamath Falls, Oregon 97601  
 NAME, ADDRESS, ZIP

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

SPACE RESERVED  
FOR  
RECORDER'S USE

1987 APR 3 PM 1:57

## SUBJECT TO:

1. Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder.
2. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith.
3. Any unpaid charges or assessments of Klamath Irrigation District.
4. Rules, regulations, liens, assessments, contracts, rights of way, easements and any and all obligations created or imposed upon or affecting said premises by the Klamath Basin Improvement District.
5. Reservations and restrictions recorded November 28, 1914, in Deed Volume 43 on page 129, records of Klamath County, Oregon.
6. Acceptance recorded November 30, 1914, in Deed Volume 43 on page 138, records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 3rd day  
of April A.D., 19 87 at 1:57 o'clock P. M., and duly recorded in Vol. M87  
of Deeds on Page 5581.

FEE \$14.00

Evelyn Biehn, County Clerk  
By Sam Smith