

73370

MFC 17533-L

WARRANTY DEED

Vol. 1481 Page 6129

KNOW ALL MEN BY THESE PRESENTS, That WELLS FARGO BANK, formerly CROCKER NATIONAL BANK, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN L. POUTOUS, SR. and ARLETTE J. POUTOUS, husband and wife, as to an undivided two-thirds interest, and ANTHONY ALAN POUTOUS, as to an undivided one-third interest, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto 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:

That portion of the NE 1/4 of Section 31, Township 34 South, Range 7 East of the Willamette Meridian, lying East of the State Highway No. 62 right of way. Together with a perpetual right of way and easement 60' in width extending from the easterly right of way line of State Highway No. 422 to the westerly right of way line of State Highway No. 62, as the same are now located and constructed, the southerly boundary of said right of way and easement being along the east-west center line "the 1-1/2 section line" of Section 31, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

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, save and except for those certain Approved Exceptions set forth in Exhibit "A" attached hereto and made a part hereof, 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. Nothing herein shall preclude grantee from claiming any such encumbrances as are referred to on Exhibit "A" have become extinguished, have expired by their terms, have expired through disuse or have reverted to grantee. Grantor intends by this deed to grant to grantee all of the fee simple title to the real property described herein that grantor presently owns.

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The true and actual consideration paid for this transfer, stated in terms of dollars, is \$75,000.00.

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 3rd day of April, 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.

WELLS FARGO BANK, formerly
CROCKER NATIONAL BANK

By [Signature] Attorney in fact

John R. Primasing, Jr., Attorney in Fact

STATE OF OREGON)

COUNTY OF KLAMATH) ss.

4/3, 1987

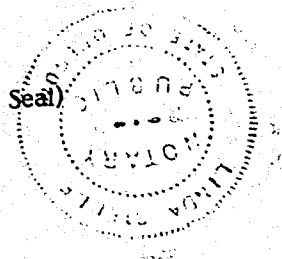
Personally appeared John R. Primasing Jr., who, being duly sworn, did say that he is the Vice President of Bracton Corporation, acting as attorney in fact for Wells Fargo Bank, formerly Crocker National Bank, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and acknowledged said instrument to be its voluntary act and deed.

Before me:

[Signature]
Notary Public for Oregon

My Commission expires: 4/13/89

(Official Seal)



Bracton Corporation

1540 River Park Drive, Suite 218

Sacramento, Ca. 95815

Grantor's Name & Address

John L. Poutous et al

P.O. Box 840

Chiloquin, Oregon 97624

Grantee's Name & Address

After recording return to:

MOUNTAIN TITLE COMPANY

Name, Address, Zip

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

Grantee

Name, Address, Zip

STATE OF OREGON)
COUNTY OF KLAMATH) ss.

I certify that the within instrument was received for record on the ____ day of _____, 1987, 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.

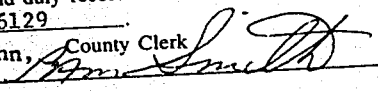
Recording Officer

By _____ Deputy

APPROVED EXCEPTIONS

1. Rights of the public, if any, in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Agreement, including the terms and provisions thereof, between Dennis Crowley, et al, and The California Oregon Power Company, dated December 6, 1923 and recorded June 18, 1924 in Book 64 at page 243, Deed Records of Klamath County, Oregon, for raising and lowering the water of Upper Klamath Lake.
3. Restrictions contained in Land Status Report, recorded September 19, 1960 in Book 324 at page 183, Deed Records of Klamath County, Oregon.
4. Mineral Special Warranty Deed, including the terms and provisions thereof, dated December 11, 1978, recorded December 24, 1978 in Volume M78, page 29013, Microfilm Records of Klamath County, Oregon; Amended by instrument recorded February 28, 1979 in Volume M79, page 4442, Microfilm Records of Klamath County, Oregon, from Cranco to Unlimited Resources, Inc., for an undivided 50 percent interest.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 13th day
of April A.D., 19 87 at 10:58 o'clock A M., and duly recorded in Vol. M87,
of Deeds on Page 6129.
By Evelyn Biehn, County Clerk 

FEE \$22.00

EXHIBIT "A"