

WARRANTY DEED

Vol. M87 Page 10804

KNOW ALL MEN BY THESE PRESENTS, That
SANDRA C. KEY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
WILLIAM L. HARTMAN AND VIVIAN P. HARTMAN, 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:

W~~1~~SE~~1~~SE~~1~~ of Section 32, Township 40 South, Range 8 East of the Willamette
Meridian, saving and excepting that portion lying within the Railroad
right-of-way.

SUBJECT TO:

1. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
2. Right of Way for railroad, including the terms and provisions thereof, dated August 31, 1908, recorded January 11, 1909, in Volume 25 page 398, Deed Records of Klamath County, Oregon.
3. Agreement for Right of Way for poles and wire lines, including the terms and provisions thereof, dated May 2, 1912, recorded May 4, 1914, in Volume 42 page 103, Deed Records of Klamath County, Oregon.

(continued on Exhibit A)

(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

As set forth hereinabove and on Exhibit A

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 \$ 15,000.00

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 ©, 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 23rd day of June, 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.

Sandra C. Key
SANDRA C. KEY

STATE OF OREGON,
County of Klamath } ss.
June 23, 1987

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 _____

Personally appeared the above named
Sandra C. Key
and acknowledged the foregoing instru-
ment to be _____ voluntary act and deed

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) [Signature]
Notary Public for Oregon
My commission expires: 6-21-88

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

(If executed by a corporation,
affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. & Mrs. William L. Hartman
862 Kane Street
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Mr. & Mrs. William L. Hartman
862 Kane Street
Klamath Falls, Oregon 97603
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

4. Grant of Right of Way, including the terms and provisions thereof, dated May 18, 1951, recorded June 12, 1951, in Volume 247, page 686, Deed Records of Klamath County, Oregon.
5. Right of Way Option, including the terms and provisions thereof, dated August 31, 1977, recorded September 1, 1977 in M-77 on page 16258, records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 23rd day
of June A.D., 19 87 at 9:24 o'clock A M., and duly recorded in Vol. M87,
of Deeds on Page 10804.
By Evelyn Biehn, County Clerk
[Signature]

FEE \$14.00