

KCTC-39689

76182

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Veril W. Key and Sandra C. Key, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Eleanor T. St. George, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

W1SE1SE1 of Section 32, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Subject, however, to the following:  
1. The rights of the public in and to that portion of the above property lying within the limits of roads or highways.  
2. An easement created by instrument, including the terms and provisions thereof,  
Recorded : May 4, 1914 Book: 42 Page: 103  
In favor of : California Oregon Power Company, a corporation  
For : 50 foot wide pole and wire line across S1SE1 of Section 32 and SW1SW1 of Section 33.  
(For continuation of this document, see reverse side of this deed.)

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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date 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 \$40,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the 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 October, 1978; 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.

Veril W. Key  
Sandra C. Key

STATE OF OREGON, ) ss.  
County of Klamath  
October 23, 1978

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 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.

Personally appeared the above named Veril W. Key and Sandra C. Key, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Margaret B. Looney  
Notary Public for Oregon  
My commission expires: 3-19-81

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS  
GRANTEE'S NAME AND ADDRESS  
After recording return to:  
Sandra C. Key  
Ashland, Ore. Rt.  
Klamath Falls, Oregon 97603  
NAME, ADDRESS, ZIP  
If a change is requested, all tax statements shall be sent to the following address:  
Sandra C. Key  
Ashland, Ore. Rt.  
Klamath Falls, Oregon 97603  
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 \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.  
By \_\_\_\_\_ Recording Officer  
Deputy

3. An easement created by instrument, including the terms and provisions thereof,  
 Recorded : June 12, 1951 Book: 247 Page: 686  
 In favor of : California Oregon Power Company, a Corporation  
 For : 10 foot wide electric transmission line across SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Sec. 32 and SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 33.
4. An easement created by instrument, including the terms and provisions thereof,  
 Dated : July 27, 1937  
 Recorded : December 15, 1937 Book: 113 Page: 376  
 In favor of : Pacific Telephone and Telegraph Company, a California Corporation  
 For : Poles and anchors across W $\frac{1}{2}$  of Sec. 33.
5. An easement created by instrument, including the terms and provisions thereof,  
 Dated : February 27, 1976  
 Recorded : March 1, 1976 Book: M-76 Page: 2829  
 In favor of : Elizabeth L. Crutchfield  
 For : roadway purposes across Westerly 30 feet, South 30 feet, Easterly 30 feet, the interest of Elizabeth L. Crutchfield in said easement was conveyed to Patricia M. Thomas by Bargain and Sale Deed  
 Recorded : May 23, 1977 Book: M-77 Page: 8297
6. An easement created by instrument, including the terms and provisions thereof,  
 Dated : June 17, 1977  
 Recorded : July 8, 1977 Book: M-77 Page: 12108  
 In favor of : Pacific Power and Light Co., an Oregon Corporation  
 For : electric transmission line along the East line of the W $\frac{1}{2}$ W $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Sec. 33.
7. Taxes for the year 1978-1979 are now a lien, but not yet payable.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 26th day  
 of June A.D. 19 87 at 9:49 o'clock A M., and duly recorded in Vol. M87,  
 of Deeds on Page 11154.

FEE \$14.00

Evelyn Biehn, County Clerk  
 By *Ann Smith*