

MTC #2182

76852

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Daniel Bailey Star Rt 2 Box 568a  
Chiloquin, Oregon 97624

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Bonnie B. Burns  
10803 Minette Dr. Cupertino, Calif. 95014

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:

Township 36 south range 12 east Willamet Meridian section 25; Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ : All subsurface rights have been reserved. Grantor grants to grantee a 30 foot wide meandering non-exclusive roadway easement over and across the northwest  $\frac{1}{4}$  of section 25 and the northerly 100 feet of the northeast  $\frac{1}{4}$  of section 25 for agriculture, mining and timbering and all other roadway purposes. Grantor reserves a 30 foot wide meandering non-exclusive roadway easement over and across the property for agriculture, mining and timbering and all other roadway purposes.

(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

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 \$14,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 2nd 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.

(If executed by a corporation,  
affix corporate seal)

Daniel Bailey

STATE OF OREGON,

County of Klamath } ss.  
October 2, 1978

Personally appeared the above named

Daniel Bailey

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Judy B. Pabst

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires: 8-23-81

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

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 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.

Before me:

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires:

Daniel Bailey  
Star Rt 2 Box 568a  
Chiloquin, Oregon

GRANTOR'S NAME AND ADDRESS

Bonnie B. Burns  
10803 Minette Dr.  
Cupertino, Calif. 95014

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Grantee

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 14th day of July, 1987, at 8:36 o'clock A.M., and recorded in book M87 on page 12365 or as file/reel number 76852, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
By Pam Smith, Recording Officer Deputy

Fee: \$10.00