

1-1-74

77859

WARRANTY DEED

MS-7-2-14170

KNOW ALL MEN BY THESE PRESENTS, That W. Erle Hewitt and Lucy O. Hewitt, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Terry P. Latimer

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: The E¹SE¹SW¹ Section 33, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Subject, however, to the following:

1. Rights of the public in and to any portion of said premises lying within the limits of public roads and highways.

2. Any existing easements visible on the ground for roads, pipelines or utilities, to which the property might be subject under provisions of Land Status Report recorded in Book 311 at page 632, Deed Records including Indian Service Road right of way, right of way to Oregon State Highway Department and transmission line easement to California Oregon Power Co.

(Affects Sec. 22, 27, 28, 33 and 34, Twp. 36 S., R 12 EWM and Sec. 3 and 10, Twp 37 S., R 12 EWM)

3. All subsurface rights, except water, are hereby reserved in trust (for continuation of this document see reverse side of this deed)

(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 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 \$ 12,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 31st day of August, 1981; 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)

W. Erle Hewitt

Lucy O. Hewitt

STATE OF OREGON,)
County of Klamath) ss.
August 31, 1981

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
W. Erle Hewitt and Lucy O. Hewitt, husband and wife,

and acknowledged the foregoing instrument to be _____ their voluntary act and deed.

_____, 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:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Terry P. Latimer
P.O. Box 163
Beatty, OR 97621

NAME, ADDRESS, ZIP

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

Terry P. Latimer
P.O. Box 163
Beatty, OR 97621

NAME, ADDRESS, ZIP

STATE OF OREGON,)

County of _____) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book reel volume No. _____ on page _____ or as document/fee/file/instrument/microfilm 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

14171

for heirs of Guy Schonchin, deceased, Klamath Allottee No. 843, as disclosed by instrument recorded October 6, 1958 in Book 304 at page 390, Deed Records.

(Affects SW $\frac{1}{4}$ Sec 33, Twp 36 S, R 12 EWM)

4. Excepting, as recorded in Warranty Deed M-69 at page 10597, recorded December 22, 1979, "the right to use jointly with others that certain roadway for the purpose of ingress to and egress from the adjacent land located in Sec. 32, by existing roads from the Klamath Falls-Lakeview Highway, through Sec 29 and Sections 22, 27, 28 and 33, Twp 36 S, R 12 EWM."

5. An easement created by instrument, including the terms and provisions thereof.

Dated : November 24, 1969

Recorded : April 2, 1971 Book: M-71 Page: 2743

For : Joint user roadway

(Affects SW $\frac{1}{4}$ NE $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$, W $\frac{1}{2}$ E $\frac{1}{2}$ SE $\frac{1}{4}$ Sec 28 and E $\frac{1}{2}$, SW $\frac{1}{4}$ Sec 33 Twp 36 S, R 12 EWM)

STATE OF CALIFORNIA
COUNTY OF Los Angeles } ss.
On Sept. 2, 1981, before me, the undersigned, a Notary Public in and for
said State, personally appeared W. Erle Hewitt and Lucy O. Hewitt

known to me to be the person S whose name S are
subscribed to the within instrument and acknowledged to me
that they executed the same.
WITNESS my hand and official seal.
Signature Allene O. King

Name (Typed or Printed)

OFFICIAL SEAL
ALLENE O KING
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My comm. expires JUN 18, 1985
(This area for official notarial seal)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 7th day
of August A.D., 19 87 at 10:51 o'clock A M., and duly recorded in Vol. M87
of Deeds on Page 14170

FEE \$14.00

Evelyn Biehn, County Clerk
By Ram Smith