

78026

WARRANTY DEED

Vol. 1481 Page 14467

KNOW ALL MEN BY THESE PRESENTS, That ELBERT W. STILES AND WYOMING STILES, trustees under Trust Agreement dated February 7, 1986 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ARLEN STANLEY KERBOV AND DONNA GAIL SMITH, not as Tenants in Common but with right <sup>of</sup> survivorship, 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:

See attached Exhibit A

\*\*of survivorship

(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

See attached Exhibit A

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 \$ 54,250.00

~~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 6<sup>TH</sup> day of August, 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 DESCRIBED 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.

*Elbert W. Stiles*  
*Wyoming Stiles*

STATE OF OREGON,

County of Klamath } ss.  
August 6, 1987.

Personally appeared the above named Elbert W. Stiles & Wyoming Stiles and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 6-21-88

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 \_\_\_\_\_

\_\_\_\_\_, 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: \_\_\_\_\_

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Arden Kerbov & Donna Smith  
1750 Redondo, #1  
Long Beach, Calif. 90804  
 NAME, ADDRESS, ZIP

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

Arden Kerbov & Donna Smith  
1750 Redondo, #1  
Long Beach, Calif. 90804  
 NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

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 fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_ Deputy

Exhibit A

DESCRIPTION OF PROPERTY

14468

The following described real property situate in Klamath County, Oregon:

PARCEL 1:

A parcel of land situated in Government Lots 35 and 36 in Section 20, Township 35 South, Range 7, E.W.M., more particularly described as follows: Beginning at the Northeast corner of said Lot 35; thence S. 89°40'10" E. along the North line of said Lot 36 a distance of 645.1 feet to the Northwest corner of parcel conveyed to Lloyd Lee Hall, et ux, by deed recorded in Volume M81, page 10708, records of Klamath County, Oregon; thence South along the West line of last mentioned parcel a distance of 667.07 feet to the South line of said Lot 36; thence N. 89°52'45" W. along the South line of Lots 36 and 35, a distance of 1290.0 feet, more or less, to the Easterly line of a 60 foot roadway; thence along said Easterly line, N. 07°03'55" E. a distance of 675.0 feet, more or less, to the North line of said Lot 35; thence S. 89°50'15" E. along said North line a distance of 561.0 feet, more or less, to the point of beginning. Said tract containing 19.11 acres, more or less.

PARCEL 2:

A parcel of land situate in Government Lots 16, 25, 27 and 34, Section 20, Township 35 South, Range 7 East of the Willamette Meridian, being more particularly described as follows: Beginning at a point on the east line of Government Lot 16, said point being the Initial Point of River's Bend Subdivision according to the recorded plat thereof; thence southerly along the easterly boundary of River's Bend Subdivision to the southeast corner of said subdivision; thence East along the south line of Government Lot 34, 451.0 feet to a point; thence S. 89°50'15" E. 613.34 feet; thence, along the east line of Government Lots 34, 27, 25 and 16, N. 0°19'00" W. 2274.21 feet, more or less, to the point of beginning. Containing 51.37 acres, more or less.

SUBJECT TO:

1. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.
2. Rights of the public and governmental bodies in and to any portion of the above described property lying below the high water line of Williamson River.
3. An easement for a 60 foot strip of land as set out in the recorded plat of River's Bend, a platted portion of Klamath County, Oregon.
4. Reservations and restrictions recorded September 10, 1958, in Volume 303 page 338, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 12th day of August A.D. 19 87 at 12:01 o'clock P.M., and duly recorded in Vol. M87 of Deeds on Page 14467.  
FEE \$14.00  
By Evelyn Biehn, County Clerk  
Pam Smith