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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JACK L. JONES and MARY C. JONES, husband and wife, hereinafter called the grantors, for the consideration hereinafter stated, to grantors paid by ROBERT HIGGINSON and JUDY HIGGINSON, husband and wife, hereinafter called the grantees, do hereby grant, bargain, sell and convey unto the said grantees and grantees' 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;

Lot 5D in Block 11, KLAMATH FOREST ESTATES SYCAN UNIT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Reservations and restrictions contained in the deed from the United States of America to Edward I. Mitchell, et al., dated July 13, 1959, recorded July 20, 1959, in Deed Volume 314, page 291, records of Klamath County, Oregon as follows: "Title to the above described property is conveyed subject to a 60-foot right-of-way for Indian Service Road No. S-61, approved by M. M. Zollar, Superintendent, Klamath Indian Agency, Klamath Agency, Oregon, on February 27, 1959, pursuant to the provisions of the Act of Congress dated February 5, 1948, (62 Stat. 18; U.S.C. 323-328); Public Law 587, dated August 13, 1954, (68 Stat. 718), and as amended by the Act of August 23, 1958, (P.L. 85731); and Departmental Regulations (25 C.F.R. 161, 22 FR 248), and subject to any prior valid existing right or adverse claim; and subject also to the logging railroad right-of way of the Weyerhaeuser Timber Company approved September 6,

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1940, by the Assistant Secretary of the Interior as a revocable permit under the general supervisory authority over Indian Affairs conferred upon the Secretary of the Interior by Section 463 Revised Statutes (25 U.S.C.2), subject to the conditions of the Indian Office recommendation approved September 6, 1940, and the stipulations mentioned therein (I.O. 58034-39-371) "Title to the above described property is conveyed subject to all other existing easements for public roads and highways, for public utilities and for railroads and pipe lines and for any other easements or rights-of-way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate and improve the same so long as needed or used for or by the United States. (Dept. Instr. January 13, 1916, 44 L.D. 513)."

2. Reservations and restrictions contained in deed from Klamath Lumber & Box Co., Inc., an Oregon corporation, to Herbert E. Edwards, dated November 12, 1962, recorded November 23, 1962, in Deed Volume 344, page 478, records of Klamath County, Oregon, as follows: "Excepting and reserving therefrom unto the grantors, its successors and assigns, forever 50% of all mineral rights."

3. Reservations and restrictions contained in the dedication of Klamath Falls Forest Estates Sycon Unit as follows: "... said plat being subject to a 50-foot easement indicated on the annexed plat for future public roads and utilities and to all easements and reservations of record."

To Have and to Hold the same unto the said grantees and grantees' heirs, successors and assigns forever.

And said grantors hereby covenants to and with said grantees and grantees' heirs, successors and assigns, that grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances EXCEPT as hereinbefore stated, and that grantors 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.

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The true and actual consideration paid for this transfer, stated in terms of dollars is \$5,000.00.

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 grantors have executed this instrument this 22nd day of January, 1988; 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.

Jack L. Jones
JACK L. JONES

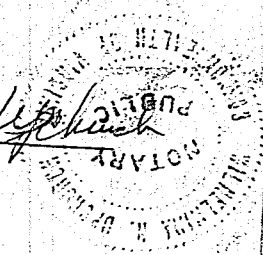
Mary C. Jones
MARY C. JONES

STATE OF Virginia)
City of Virginia Beach) ss.

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Personally appeared the above named, Jack L. Jones and Mary C. Jones, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before Me Wilhelmina H. Upchurch
Notary Public



My Commission Expires: 4-8-91

Jack L. and Mary C. Jones
3266 Skipper Drive
Virginia Beach, Virginia 23452

Grantors Name and Address

Robert and Judy Higginson
247 Rosario Blvd., #F
Santa Fe, New Mexico 87501

Grantees Names and Address

After recording return to:

WILHELMINA H. UPCHURCH, ESQUIRE
124 S. Lynnhaven Road
Virginia Beach, Virginia 23452

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

Robert and Judy Higginson
247 Rosario Blvd., #F
Santa Fe, New Mexico 87501

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of February A.D. 19 88 at 9:54 o'clock A M., and duly recorded in Vol. M88
of _____ Deeds on Page 1743

FEE \$25.00

Evelyn Biehn, County Clerk
By Pam Smith