

1967/50

KNOW ALL MEN BY THESE PRESENTS, That
Lavon G. Daniels, husband and wife

Cephas R. Daniels and

hereinafter called the grantor, for the consideration hereinafter stated, undivided one-half interest, and David M. Monschein and Sally Ann Monschein, husband and wife, as an undivided one-half interest

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 S 1/2 of NE 1/4 of Section 24, Township 35, South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Subject, however, to the following:

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

2. Any existing easements or rights on the ground for roads, pipe-lines or utilities, to which the property might be subject under provisions of Land Status Report recorded November 24, 1958 in Volume 306 at page 596, recorded March 9, 1959 in Volume 310 at page 369, recorded May 13, 1959 in Volume 312 at page 378, recorded March 9, 1959 in Volume 310 at page 371, all in Deed Records of Klamath County, Oregon.

3. Right of way, including the terms and provisions thereof, from Calvin Barney, et ux., to Pacific Gas Transmission Company, a California corporation, recorded March 21, 1960 in Deed Volume 319 at page 561, for pipeline over the SW 1/4, Section 13 and the

(for continuation of this deed see reverse side)

(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;

and that grantor will warrant and forever defend the above granted 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 \$17,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the whole consideration (indicate which):

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 21st day of May, 1974.

Cephas R. Daniels

Lavon G. Daniels

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above named Cephas R. Daniels and

Lavon G. Daniels, husband and wife

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

(OFFICIAL SEAL) Marlene T. Addington
Notary Public for Oregon

Before me:

Marlene T. Addington

Notary Public for Oregon

My commission expires 3-21-77

NOTE—The above commission expires, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO:

David Monschein
5206 Walton Dr
MFO 97602

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON

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 number. Record of Deeds of said County.

Witness my hand and seal of County affixed.

By Deputy

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KNOW ALL MEN BY THESE PRESENTS, That
 Daniel R. Daniels, husband and wife
 and David L. Daniels, husband and wife
 of the County of Klamath, State of Oregon, do hereby certify that the following is a true and correct copy of the original of the same as the same is on file in the office of the County Clerk of said County of Klamath, State of Oregon, to-wit:

4. Easement created by instrument, including the terms and provisions thereof, dated February 18, 1960, recorded March 21, 1960 in Volume 319 at page 561, in favor of Pacific Gas Transmission Company, a California corporation, or pipeline or lines over SW 1/4 Section 13 and NE 1/4 Section 24, Township 35 South, Range 9 East of the Willamette Meridian.

5. Grantees assume and agree to pay the unrecorded Contract of Sale dated April 19, 1971, between Winema Peninsula, Inc. and Cephas R. Daniels and Lavon G. Daniels, husband and wife, and also hereby assume the obligation of Cephas R. Daniels and Lavon G. Daniels under the terms of the said Contract of Sale, the unpaid principal balance of which is \$ _____, to Winema Peninsula, Inc.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of David Monschein
 of February A.D. 19 88 at 11:58 o'clock A M., and duly recorded in Vol. M88 day
 of " Deeds on Page 1919

FEE \$15.00

Evelyn Biehn, County Clerk
 By Ann Smith

[Mirrored/Inverted text from the reverse side of the document, including signatures and stamps.]

STATE OF OREGON
 County of Klamath
 I, _____, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original of the same as the same is on file in the office of the County Clerk of said County of Klamath, State of Oregon, to-wit:

WARRANTY DEED
 This deed is given in full satisfaction of the obligation of the grantor to the grantee, and the grantor warrants that the same is a true and correct copy of the original of the same as the same is on file in the office of the County Clerk of said County of Klamath, State of Oregon, to-wit: