

TC

85023

WARRANTY DEED

Vol. M88 Page 3247

KNOW ALL MEN BY THESE PRESENTS, That Dennis J. Radford and Judy L. Radford, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Michael J. Dampier, 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:

Lots 5, 6 and 7, Block 4, FAIRHAVEN HEIGHTS in the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Excepting and reserving to itself, its successors, and assigns, all minerals, as defined in ORS 273.775(1), and all geothermal resources, as defined in ORS 273.775(2), together with the right to make such use of the surface as may be reasonably necessary for prospecting for, exploring for, mining, extracting, reinjecting, storing, drilling for and removing such minerals and geothermal resources; provided, however that the rights hereby reserved to use the surface for any of the above activities shall be subordinate to that use of the surface of the premises deeded herein, or any part thereof, being made by the owner thereof on the date the State of Oregon leases its reserved minerals or geothermal resources; in the event such use of the premises by a surface rights owner would be damaged by one or more of the activities described above then such owner shall be entitled to compensation from the State's lessee to the extent of the diminution in value of the surface rights owner's interest. - refers to State of Oregon

SUBJECT TO: (1) Real Estate Contract, including the terms and provisions thereof, dated January 22, 1982; recorded on January 25, 1982 in Volume M82, page 979, Microfilm Records of Klamath County, Oregon. Vendor: State of Oregon, represented and acting by the Director of Veterans' Affairs and Vendee: Dennis J. Radford and Judy L. Radford, husband and wife.

(2) Reservations and covenants as contained in Land Sale Contract recorded January 25, 1982 in Volume M82, page 979, Microfilm Records of Klamath County, Oregon.

(continued on back)

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Dennis J. and Judy L. Radford

GRANTOR'S NAME AND ADDRESS

Michael J. Dampier  
22276 Ladera Drive  
Anderson, CA 96007

GRANTEE'S NAME AND ADDRESS

After recording return to:

Michael J. Dampier  
22276 Ladera Drive  
Anderson, CA 96007

NAME, ADDRESS, ZIP

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

Michael J. Dampier  
22276 Ladera Drive  
Anderson, CA 96007

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 \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_ of Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED  
FOR  
RECORDER'S USE

Recording Officer

By \_\_\_\_\_

Deputy.

RECORDED BY 36003

INDEXED BY 36003

Except reservations, restrictions, rights-of-way, easements of record and those apparent upon the land.

RECORDED BY 36003

INDEXED BY 36003

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 hereinabove stated.

and 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 \$22,000.00.

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 grantor has executed this instrument this 8th day of March, 1984, 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.

Dennis J. Radford  
Judy L. Radford

STATE OF OREGON, County of Klamath  
Personally appeared the above named  
Dennis J. Radford and Judy L. Radford

and acknowledged the foregoing instrument to be their voluntary act and deed.  
Before me:  
Christie L. Beed  
Notary Public for Oregon  
My commission expires: 11/16/87

STATE OF OREGON, County of \_\_\_\_\_, 19\_\_\_\_ ss.  
Personally appeared \_\_\_\_\_, 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:  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_  
(OFFICIAL SEAL)

STATE OF OREGON: COUNTY OF KLAMATH: ss.  
Filed for record at request of Mountain Title Company the 8th day of March A.D., 1988 at 12:06 o'clock P. M., and duly recorded in Vol. M88 of Deeds on Page 3247  
Evelyn Biehn, County Clerk  
By Pam Smith  
FEE \$15.00