

1-1-74

89118

WARRANTY DEED

Vol. M88 Page

10904

KNOW ALL MEN BY THESE PRESENTS, That Daniel Bailey Star Rt. 2 Box 568a,  
Chiloquin, Oregon, 97624

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Kingston C. Howard & Bertram D. Howard 17750 Holiday Lake Dr. Morgan Hill, Ca. 95037, 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:

Township 36 South Range 12 East Willamet Meridian Section 25; Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ . All subsurface rights have been reserved. Grantor reserves a 30 foot wide meandering non-exclusive roadway easement over and across the property for mining, timbering and agriculture and all other roadway purposes, and grantor grants to grantee a 30 foot wide meandering non-exclusive roadway easement over and across the northwest  $\frac{1}{4}$  of section 25 and the northerly 100 feet of the northeast  $\frac{1}{4}$  of section 25 to the Pacific Northwest Bell Telephone Road for agriculture, mining and timbering and all other roadway purposes.

(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

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 \$ 14,000.00

① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ② (The sentence between the symbols ①, 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 20th day of Sept, 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)

STATE OF OREGON

County of Klamath1981

Personally appeared the above named

Daniel Bailey

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

Before me

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 10/3/81

STATE OF OREGON, County of \_\_\_\_\_ ss.

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:

Daniel BaileyStar Rt. 2 Box 568aChiloquin, Oregon

GRANTOR'S NAME AND ADDRESS

Kingston C. Howard & Bertram D. Howard17750 Holiday Lake Dr.Morgan Hill, Ca. 95037

GRANTEE'S NAME AND ADDRESS

After recording return to:

Kingston C. & Bertram D. Howard300 2nd St.Gilroy, CA 95020

NAME, ADDRESS, ZIP

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

Kingston C. & Bertram D. Howard300 2nd St.Gilroy, CA 95020

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 12 day of July, 1988, at 10:17 o'clock AM, and recorded in book M88 on page 10904 or as file/reel number 89118, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

Recording Officer

By Pauline Muller Deputy

Fee \$8.00

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