

061612782

WARRANTY DEED

Vol. m89 Page 13195

KNOW ALL MEN BY THESE PRESENTS, That Norman H. Shaw

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Lonnie L. Brooks 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:

W1/2NW1/4 of Section 28, Township 31 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Subject, however, to the following:

1. Reservations contained in patent recorded in Volume 50, page 150, Deed Records, Klamath County, Oregon, affecting the NW1/4 of Section 28, Township 31 South, Range 7 East of Willamette Meridian, as follows:

"And there is reserved from the lands hereby granted a right of way thereon for ditches or canals constructed by the authority of the United States, the lands hereby conveyed are subject to a lien prior and superior to all other liens, for the amount of costs and charges due to the United States for an account of construction of the irrigation system or acquisition of water rights by which said lands have been or are to be reclaimed as provided and prescribed by the Act of Congress.

(For continuation of this deed see 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, as of the date of this deed,

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 \$25,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 27 day of June, 1978; 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.

Norman H. Shaw

(If executed by a corporation, affix corporate seal)

OFFICIAL SEAL MARGARET R. VAUGHN NOTARY PUBLIC CALIFORNIA PRINCIPAL OFFICE IN LOS ANGELES COUNTY My Commission Expires Nov. 14, 1986

CALIFORNIA ) of Los Angeles ) ss. June 27, 1978

STATE OF OREGON, County of ) ss. 19

Personally appeared the above named Norman

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

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

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: Margaret R. Vaughn Notary Public for California My commission expires:

Notary Public for Oregon My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS: Estate of Brooks #10 Spyglass Dr Roseburg OR 97470
GRANTEE'S NAME AND ADDRESS: MD Cowbough #10 Spyglass Dr Roseburg OR 97470
NAME, ADDRESS, ZIP: Western Timber HC 63 Box 307 Chiloquin OR 97624

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. Record of Deeds of said county. Witness my hand and seal of County affixed. Recording Officer Deputy

89 JUL 19 PM 3 49

An easement created by instrument including the terms and provisions thereof,

Recorded July 7, 1961 Book: 330 Page: 544  
In Favor of Christian P. Schwab and Jeannette S. Schwab  
For 30' width running along the N. line of the NW 1/4 of Section 28.

Section 28, Township 31 South, Range 7 East of the  
Williamette Meridian, in the County of Klamath, State of Oregon

Subject, however, to the following:  
1. Reservations contained in patent recorded in Volume 30, page 150  
of Record, Klamath County, Oregon, affecting the NW 1/4 of Section 28,  
Township 31 South, Range 7 East of Williamette Meridian, as follows:  
"And there is reserved from the lands hereby granted a right of  
way thereon for ditches or canals constructed by the authority of the  
United States, the lands hereby conveyed are subject to a lien prior  
and superior to all other liens, for the amount of costs and charges  
incurred in the construction of such ditches or canals."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 19th day  
of July A.D. 19 89 at 3:49 o'clock P.M., and duly recorded in Vol. M89  
of Deeds on Page 13195

FEE \$13.00  
By Evelyn Biehn County Clerk  
Gaulene Mullendore

The true and actual consideration paid for this land is \$24,000.00.  
The true and actual consideration consists of the cash sum of \$24,000.00.  
The consideration is paid in full and the balance of the purchase price  
is being held by the seller for the benefit of the buyer.

*[Signature]*  
NORMAN H. SHAW

STATE OF OREGON, County of Klamath  
I, Notary Public for Oregon,  
do hereby certify that the foregoing instrument was duly acknowledged before me  
by the person or persons named therein, and that the said instrument is the  
true and correct copy of the original as the same appears from the records  
of my office, and that the said instrument is the true and correct copy of  
the original as the same appears from the records of my office.

CALIFORNIA  
Los Angeles  
June 27, 1961  
Notary Public for California  
M. J. [Signature]

STATE OF OREGON  
County of Klamath  
I certify that the within instru-  
ment was received for record on the  
day of July 19 89  
at o'clock P.M. and recorded  
in book on page  
of Record of Deeds of said county.  
Witness my hand and seal of  
County office

RECORDED  
INDEXED  
FILED  
JUL 10 1961  
CLERK OF COUNTY OF KLAMATH  
RECEIVED  
JUL 10 1961  
CLERK OF COUNTY OF KLAMATH