

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Klamath County, a political subdivision of the State of Oregon, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Joseph Towery, 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:

That portion of the SE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 6 T.40S. R.14, E.W.M., lying Westerly of LANCEL VALLEY IRRIGATION DISTRICT's Easterly right-of-way boundary of the existing irrigation ditch (east lateral), but subject to said ditch and right-of-way in Klamath County.

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

To Have and to Hold the same unto the 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 those of record 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 of 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 other than money.

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.

92 01 11 1 435 68.

In Witness Whereof, the grantor has executed this instrument this 30th day of August, 1989; 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.

BOARD OF COUNTY COMMISSIONERS:

Ted Lindow
TED LINDOW, CHAIRMAN

Roger Hamilton
ROGER HAMILTON, COMMISSIONER

Harry J Fredrick
HARRY FREDRICKS, COMMISSIONER

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Commissioners and acknowledge the foregoing instrument to be their voluntary act and deed.

Before me: Norma S. Carl
Notary Public for Oregon
My Commissioner Expires: 02-02-91

KLAMATH COUNTY

Grantor

JOSEPH TOWERY

Grantee

After recording return to:
JOSEPH TOWERY
Rt. 1, Box 87D
Bonanza, Or. 97623

Witness my hand and seal of County affixed.

Evelyn Biahn, County Clerk
Name Title
By Roseanne Mullender Deputy

Until a change is requested, all tax statements shall be sent to the following address: Fee \$13.00
cc 1.50

SAME

STATE OF OREGON, County of Klamath)ss.

I certify that the within instrument received for record on the 1st day of Sept., 1989, at 10:26 o'clock A M., and recorded in book/reel/volume No. M89 on page 16461 or as fee/file/instrument/microfilm/reception No. 4713 Recorded of Deeds of said county.