

WTC # 9877

1-1-74

12791

WARRANTY DEED

Vol. 90 Page 5516

KNOW ALL MEN BY THESE PRESENTS, That JOE GREEN INVESTMENT COMPANY

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROBERT G. HIRSCHBOCK & CAROLYN V. HIRSCHBOCK, husband & wife, 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:

A parcel of land situated in Lot 7, Section 6, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron pin lying South 89° 59' East 660.0 feet and North 0° 19' 20" West 30.0 feet from the Section corner common to Sections 1, 6, 7 and 12, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, said pin being on the North right of way line of Hilyard St.; thence continuing North 0° 19' 20" West 150.0 feet to a point; thence South 89° 59' East 134.0 feet to a point; thence South 0° 19' 20" East 150.0 feet to a point on the North right of way line of Hilyard St.; thence North 89° 59' West 134.0 feet to the point of beginning; with bearings based on Survey No. 3070, filed in the Klamath County Engineer's Office.

SUBJECT TO: (See Reverse)

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 THOSE HEREINABOVE SET FORTH

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 \$ 48,900.00

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 4th day of May, 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) ss.
19

Personally appeared the above named

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of Klamath) ss.
May 4, 1981

Personally appeared Joseph W. Green and

who, being duly sworn, each for himself and not one for the other, did say that the foregoing is the president and that the foregoing is the secretary of Joe Green

Investment Company, 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: 11-12-84

Joseph W. Green
2808 Capital
Eugene, Oregon 97401

GRANTOR'S NAME AND ADDRESS

Robert G. & Carolyn V. Hirschbock
2439 Homedale Road
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
Robert G. & Carolyn V. Hirschbock
2439 Homedale Road
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Robert G. & Carolyn V. Hirschbock
2439 Homedale Road
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
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/reel number.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Recording Officer
Deputy

SPACE RESERVED FOR RECORDER'S USE

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1. Taxes for the fiscal year 1980-1981, due and payable. (With other property). Amount: \$2,205.50, plus interest. Account No.: 43-3910-0630 Tax Lot 300.
2. Taxes for the fiscal year 1979-1980, due and payable. (With other property). Amount: \$668.03, plus interest. Account No.: 43-3910-0630 Tax Lot 300.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
4. Reservations, restrictions and easements as contained in Deed recorded August 10, 1943, in Volume 179, page 7, and Deed recorded January 2, 1947, in Volume 200, page 327, all Deed Records of Klamath County, Oregon, to-wit:
"Grantor reserves the right to itself and its successors an interest to lay and maintain underground water pipes across said premises to supply domestic water to owners of adjacent land. This conveyance shall be subject to existing rights of the Enterprise Irrigation District to maintain and repair its ditches, laterals, headgates and other works on or adjacent to said premises and to the further right of the grantor to run or permit to be run, laterals along the toe of said ditches or laterals to properly irrigate any lands in Lot 7 of Section 6 in Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon."
5. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
6. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
7. Reservations, restrictions, rights-of-way, easements of record and those apparent upon the land.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 27th day of March A.D. 19 90 at 8:54 o'clock A. M., and duly recorded in Vol. M90 of Deeds on Page 5516.
FEE \$33.00
Evelyn Biehn County Clerk
By Pauline Muehladore