

Aspen Title
#01034915

WARRANTY DEED

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13172

KNOW ALL MEN BY THESE PRESENTS, That JERRY D. HARGRAVE and EILEEN E. HARGRAVE, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LOST RIVER INVESTMENTS, INC., an Oregon Corporation, 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:

Commencing at a point which lies east along the section line a distance of 627 feet and south a distance of 40 feet from the monument which marks the section corner common to Sections 1, 2, 11 and 12 of Township 41 South, Range 10 East, W.M., Klamath County, Oregon; and extending thence east and parallel to the north line of said Section 12 and 40 feet southerly at right angles therefrom, a distance of 157 feet; thence South to the North bank of Lost River; thence Westerly, following the north bank of Lost River to a point which lies south of the point of beginning; thence north to the point of beginning; being a portion of Lot 2, Section 12, Township 41 South, Range 10 East, W.M.

SUBJECT TO: (1) Liens and assessments of Klamath Project and Van Brimmer Ditch Co., and regulations, contracts, easements, water and irrigation rights in connection therewith; (2) Rights of the public in and to any portion

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) (cont'd on 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

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 \$18,000.00.
The true and actual consideration (which) of or includes other property or value given or promised, which is part of the consideration (indicate which) by the grantor to the grantee, if applicable, should be set forth in the body of the deed.

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 18th day of June, 1976; 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 Klamath

June 18, 1976.

Personally appeared the above named Jerry D. Hargrave and Eileen E. Hargrave, husband and wife,

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

Before me

OFFICIAL SEAL

Notary Public for Oregon

My commission expires 4-20-78

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19_____, 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 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:

Jerry D. Hargrave & Eileen E. Hargrave
P. O. Box 252
Merrill, Oregon 97633
GRANTOR'S NAME AND ADDRESS

Lost River Investments, Inc.
P. O. Box 426
Merrill, Oregon 97633
GRANTEE'S NAME AND ADDRESS

After recording return to:
Ronald M. Ratliff Lost River Investments
Attorney at Law P.O. Box 426
Merrill, Oregon 97633
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Lost River Investments, Inc.

P. O. Box 426
Merrill, Oregon 97633
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 _____ Record of Deeds of said county. Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

of the herein described property lying within the boundaries of public roads or highways; and (3) Rights of the Federal Government, the State of Oregon, and the general public in any portion of the herein described premises lying below the high water line of Lost River.

STATE OF OREGON: COUNTY OF KLAMATH: 35.

Filed for record at request of Aspen Title Co. the 5th day
of April A.D. 19 90 at 10:43 o'clock AM., and duly recorded in Vol. M90,
of Deeds on Page 6236
Evelyn Biehn - County Clerk
By Pauline Mulender

FEE \$33.00