

21191

WARRANTY DEED

Vol. m90 Page 20340

KNOW ALL MEN BY THESE PRESENTS, That Jerry F. Seid

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Anthony Stephen Seid

, 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 the Northeast corner of the SW<sup>1</sup>/<sub>4</sub> of the SE<sup>1</sup>/<sub>4</sub> of Section 14, Township 39 South, Range 9, East of the Willamette Meridian; thence North 89°50' West, along the centerline of Johns Avenue, 30.00 feet; thence South 0°10' East, 30.00 feet to the South boundary of Johns Avenue and the West boundary of Homedale Road for the true point of beginning; thence South 0°10' East, along the West boundary of Homedale Road 565.06 feet; thence West, 929.26 feet; thence North 0°01' West, 374.97 feet to an pin on the East boundary of the A-3-b Lateral; thence North 4°11'40" East along said Lateral boundary, 191.26 feet to the South boundary of Johns Avenue; thence South 89°50' East, along said Avenue Boundary, 913.74 feet to the true point of beginning, containing 12.00 acres, more or less.

SUBJECT TO: Easement created by instrument recorded October 16, 1942, in Book 150, page 346, Deed Records, in favor of Pacific Power & Light Co. for pole and wire lines over SW<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub>; Easement created by instrument recorded June 11, 1940, in Book 129 at page 587, Deed Records in favor of Daniel C. Dimmitt and Alfa Dimmitt, husband and wife, for irrigation ditch over SW<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub>; Regulations, including levies, assessments, water and (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 of record

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 \$ 0—

However, the actual consideration consists of or includes other property or value given or promised which is (the whole or part of) 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 4 day of October, 1990; 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.

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.

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

County of Klamath ss.  
October 4, 1990

Personally appeared the above named  
Jerry F. Seid

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

Before me

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:

(If executed by a corporation, affix corporate seal)

OFFICIAL SEAL  
DATE BOZORZ  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 19359  
MY COMMISSION EXPIRES JAN. 22, 1992

1-22-92

Jerry F. Seid  
4424 S. E. Ivon St.  
Portland, Oregon 97206

Anthony Stephen Seid  
5414 S. Sixth Street  
Klamath Falls, Or 97603

After recording, return to:

Anthony Stephen Seid  
5414 South Sixth St.  
Klamath Falls, Oregon 97  
NAME, ADDRESS, ZIP

Send all changes to requested all form statements and be sent to the following address.

Anthony Stephen Seid  
5414 S. Sixth Street  
Klamath Falls, Oregon 97603  
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/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE  
By \_\_\_\_\_ Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

(DESCRIPTION CONTINUED)

Irrigation rights and easements for ditches and canals; of Enterprise Irrigation District; Basement created by instrument recorded April 11, 1903, in Book 24, page 68, Deed Records, in favor of the United States for laterals and sub-laterals over SW1SE1.

Reserving unto the grantors, their executors, heirs and assigns an easement across the Easterly 15 feet of the above described property for the construction, maintenance and repair of gas, water and sewer pipes rains and conduits.

STATE OF OREGON: COUNTY OF KLAMATH:

Filed for record at request of \_\_\_\_\_ the 8th day  
of Oct. A.D. 19 90 at 2:05 o'clock PM., and duly recorded in Vol. M90  
of \_\_\_\_\_ Deeds on Page 20340  
Evelyn Biehn - County Clerk  
By Paula Muelendore

FEE \$33.00