

1-1-74

22603

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Frank Etchevers and Berniece Etchevers, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Orin G. Kirk, 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 Government Lot 20 lying West of the Westerly right-of-way line of the existing highway of Section 29, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Subject, however, to the following:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Modoc Point Irrigation District.

2. Conditions, restrictions and easements, including the terms and provisions thereof, as contained in Land Status Report recorded September 19, 1958 in Volume 303, page 538, Deed Records of Klamath County, Oregon.

3. Contract of Sale dated May 18, 1972 by and between Letitia M. Allen, Vendor, and Frank Etchevers and Berniece L. Etchevers, husband and wife, Vendees, which Contract is not assumed by Orin G. Kirk and Grantors covenant and agree to hold Orin G. Kirk harmless therefrom.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON 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 \$ 20,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).^① (The sentence between the symbols ①, 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 5th day of December, 1975; 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.

Frank Etchevers
Frank Etchevers

Berniece L. Etchevers
Berniece Etchevers

STATE OF OREGON, County of _____) ss.
_____, 19____.

STATE OF OREGON,)
County of Klamath) ss.
December 5th, 1975

Personally appeared the above named Frank Etchevers and Berniece Etchevers

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

Before me: Paula McGee
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 3/25/77

Personally appeared _____, 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: _____

Etchevers
Star Rt Box 674
Chiloquin, OR 97624
GRANTOR'S NAME AND ADDRESS

Orin G. Kirk
P.O. Box 313
Chiloquin, OR 97624
GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

NO CHANGE

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 15th day of Nov., 1990, at 9:16 o'clock A.M., and recorded in book M90 on page 22765 or as file/reel number 22603.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Muller, Deputy

Fee \$28.00

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