

1-1-74

23541

WARRANTY DEED

Vol. m90 Page 24469KNOW ALL MEN BY THESE PRESENTS, That Bulk Manufacturing Co.

hereinafter called the grantor, for the consideration hereinafter stated; to grantor paid by James Mosurak, 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 the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a brass bolt on the intersection of the centerline of The Dalles-California Highway and the South line of said Section 1, said point being South 89° 56' West a distance of 17.90 feet from the Southwest corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 1 as shown on Survey No. 590 recorded in the office of the Klamath County Surveyor; thence North 46° 09' West along the centerline of said highway a distance of 356.00 feet; thence North 17° 48' West a distance of 63.18 feet to the intersection of the Southwesterly bank of the Enterprise Irrigation District canal and the Northeastly right of way line of said highway; thence North 17° 48' West (For continuation of this document, see reverse side of this deed.)

(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 \$135,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 30th day of November, 1979; 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)

BULK MANUFACTURING CO.

By: [Signature] PresBy: [Signature] Norman E. Hahn Secy.

STATE OF OREGON,

County of Clackamas, ss.
November Dec. 7, 1979

Personally appeared the above named Robert D. [Signature] and Norman E. Hahn and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon
My commission expires: 12/31/81

STATE OF OREGON, County of Clackamas, ss.
November Dec. 7, 1979

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:

GRANTOR'S NAME AND ADDRESS	
GRANTEE'S NAME AND ADDRESS	
After recording return to:	
<u>James Mosurak</u>	
<u>587 Scarlet Cr.</u>	
<u>Medford, Or. 97504</u>	
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address.	
<u>James Mosurak</u>	
<u>Same</u>	
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/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm 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

along the right of way line of the canal 358.00 feet to the true point of beginning of the description; thence South 43° 51' West 170.00 feet to the Northeasterly right of way line of the State Highway; thence North 46° 09' West along the highway right of way 110.00 feet; thence North 43° 51' East 209.77 feet to the Southerly right of way line of the irrigation canal; thence South 07° 58' West along the canal right of way 49.08 feet; thence South 17° 48' East along the canal right of way line 92.3 feet to the point of beginning, LESS any land lying inside the State Highway right of way.

Subject, however, to the following:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
2. Limited access in deed to State of Oregon by and through its State Highway Commission, which provides that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.
Recorded : May 1, 1972 Book: M-72 Page: 4624
and modified by Indenture of Access
Recorded : June 7, 1973 Book: M-73 Page: 6987
3. An easement created by instrument, including the terms and provisions thereof,
Recorded : June 8, 1977 Book: M-77 Page: 9971
In favor of : Adjoining property owners
For : Well and Septic Tank use

The grantee interest in said easement was assigned by instrument
Dated : June 1, 1977
Recorded : June 8, 1977 Book: M-77 Page: 9969
To : Gordon A. Quimby and Sandra D. Quimby

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of James Mosurak the 10th day
of Dec. A.D., 19 90 at 2:46 o'clock P. M., and duly recorded in Vol. M90
of Deeds on Page 24469
Evelyn Biehn County Clerk
By Debra M. Muldare

FEE \$33.00

NOTICE TO CREDITORS
In accordance with the provisions of the Oregon Probate Code, notice is hereby given to all persons having claims against the estate of James Mosurak, deceased, to file the same with the undersigned, County Clerk of Klamath County, Oregon, within the time prescribed by law.

DECEASED
(NAME)

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