

25434

WARRANTY DEED

Vol. 9 / Page 2055

KNOW ALL MEN BY THESE PRESENTS, That Shirley I. Probst and Evelyn C. Probst, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Patricia Lillian Stella, James F. Inman, Jr. III and Claudette Suzanne Inman, 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:

* The grantees herein do not take the title in common but with the right of survivorship; that is, that the fee shall vest in the survivor of the grantees.

The Easterly 74 feet of the East 138 feet of Lot 1 in Block 3, SECOND ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. EXCEPTING THEREFROM the Northerly 5 feet conveyed to Klamath County in Deed Volume 290 on page 608, Deed Records of Klamath County, Oregon, ALSO EXCEPTING THEREFROM the Easterly 5 feet conveyed to Klamath County for road purposes in Volume 362 at page 563, Deed Records of Klamath County, Oregon.

Subject, however, to the following:

1. The premises herein described are within and subject to the statutory (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 \$ 24,500.00. 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) (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 14th day of July, 1977; 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

July 14th, 1977

ss.

Personally appeared the above named

Shirley I. Probst and

Evelyn C. Probst

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-12-77

STATE OF OREGON, County of

Evelyn C. Probst

ss.

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:

James F. Inman
2013 Redwood Ave
Napa, Calif 94559

NAME, ADDRESS, ZIP

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

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

powers, including the power of assessment, of South Suburban Sanitary District.

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

3. Reservations and restrictions, including the terms and provisions thereof, recorded February 26, 1932 in Volume 97 at page 71, Deed Records of Klamath County, Oregon, Western Cities Company to S. L. Head, to-wit:

"Subject to any right-of-way heretofore conveyed to the U. S. Government or to any other governmental body for canals, ditches or laterals for irrigation or drainage purposes. Subject also to any roads, streets and rights-of-way for other purposes now existing. Subject also to operation and maintenance charges and liens for water and drainage of the Klamath Irrigation District. The right is also reserved by the grantor to construct and maintain ditches, canals and pipe lines over, under or across land herein described for the purposes of diverting and delivering water for irrigation and domestic uses to adjoining properties."

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EXHIBIT "A"

The Easterly 74 feet of the East 138 feet of Lot 1 in Block 3, SECOND ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Northerly 5 feet conveyed to Klamath County in Deed Volume 290 on page 608, Deed Records of Klamath County, Oregon, ALSO EXCEPTING THEREFROM the Easterly 5 feet conveyed to Klamath County for road purposes in Volume 362 at page 563, Deed Records of 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 South Suburban Sanitary District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
3. Reservations and restrictions, including the terms and provisions thereof, recorded February 26, 1932 in Volume 97 at page 71, Deed Records of Klamath County, Oregon, Western Titles Company to S. L. Head, to-wit: "Subject to any right-of-way heretofore conveyed to the U. S. Government or to any other governmental body for canals, ditches or laterals for irrigation or drainage purposes. Subject also to any roads, streets and rights-of-way for other purposes now existing. Subject also to operation and maintenance charges and liens for water and drainage of the Klamath Irrigation District. The right is also reserved by the grantor to construct and maintain ditches, canals and pipe lines over, under or across land herein described for the purposes of diverting and delivering water for irrigation and domestic uses to adjoining properties."

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath } ss.

On this the 14th day of July, 1977 personally appeared James J. Inman, Jr. who, being duly sworn (or affirmed), did say that he is the attorney in fact for Patricia Stella and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

Before me:

(Official Seal)

Quay Blush
(Signature)

my commission expires 8-12-77
(Title of Officer)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 8 day of August A.D., 1977 at 3:06 o'clock P M., and duly recorded in Vol. M 77 of Deeds on Page 14286.

FEE \$ 9.00

WM. D. MILNE County Clerk

By Harold Inman Deputy

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STATE OF OREGON; COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath First Federal the 1st day of Feb. A.D., 1991 at 3:07 o'clock PM. and duly recorded in Vol. M91 of Deeds on Page 2055.

FEE \$ 38.00

Evelyn Biehn County Clerk

By Pauline Nielsen