

1-1-74

34473

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

Ross M. Epperson

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James J. Glessner

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 NE 1/4 of Section 20, Township 30 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Subject, however, to the following:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Reservations as contained in Deed to Restricted Indian Land, recorded in Volume 289, page 489, Records of Klamath County, Oregon, as follows:

"Title to the above-described property is conveyed subject to any existing easements for public roads and highways, for public utilities, and for railroad and pipe lines and for any other easements or rights of way of record. All subsurface rights, except water, are hereby reserved, in trust, to the grantors pursuant to the provisions of the Act of August 13, (for continuation of this deed see reverse side of this document)

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 \$19,000.00

~~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). (The sentences 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 21st day of May, 1982; 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)

X Ross M. Epperson  
Ross M. Epperson

STATE OF ~~ALASKA~~ ALASKA

) ss.

County of

May June 7, 19 82

Personally appeared the above named

Ross M. Epperson

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

Before me:

(OFFICIAL SEAL)

James S. Newman  
Notary Public for Oregon

My commission expires:

Commission Expires  
April 11, 1983

STATE OF OREGON, County of

) ss.

, 19

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 J. Glessner  
18160 Cottonwood Rd #152  
Sun River, OR 97707

NAME, ADDRESS, ZIP

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

James J. Glessner  
18160 Cottonwood Rd #152  
Sun River, OR 97707

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

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 document/fee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

18317

1954 (68 Stat. 720)."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 11 day  
of Sept A.D., 19 91 at 3:46 o'clock p M., and duly recorded in Vol. m91  
of Deeds on Page 18316

FEE

33.00

Evleyn Biehn

County Clerk

By

Pauline Nielsen