

34474

WARRANTY DEED

Volume 9 / Page 18318

KNOW ALL MEN BY THESE PRESENTS, That Jack F. Bosse and Betty E. Bosse, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Ross M. Epperson, 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 NE1/4NW1/4 of Section 20, Township 30 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Subject, however, to the following:

1. Taxes for the fiscal year 1978-1979, a lien, but not yet due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. 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 railroads and pipe lines and for any other easements or rights-of-way of record. (For continuation see reverse side of this deed.)"

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 \$16,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicates 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 18th day of September, 1978; 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 Lane } ss.  
Sept 18, 1978

Personally appeared the above named Jack F. Bosse and Betty E. Bosse, husband and wife,

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

Before me:

OFFICIAL SEAL

Notary Public for Oregon

My commission expires:

Notary Public in and for the State of Oregon

My Commission Expires April 1, 1979

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

Personally appeared \_\_\_\_\_, 19\_\_\_\_, 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:

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.

Recording Officer

By \_\_\_\_\_ Deputy

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

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18319

All subsurface rights, except water, are hereby reserved, in trust, to the grantors pursuant to the provisions of the Act of August 13, 1954 (68 Stat. 720).

STATE OF OREGON: COUNTY OF CLATSOP ss.

Filed for record at request of Mountain Title Co the 11 day of Sept A.D., 19 97 at 3:46 o'clock P. M., and duly recorded in Vol. 491 of Deeds on Page 18318

FEE 33.00

Evelyn Biehn, County Clerk

By C. A. Mullins