

34680

WARRANTY DEED

Vol. 91 Page 18712

KNOW ALL MEN BY THESE PRESENTS, That JON F. ROYLE and CAROL E. ROYLE, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOSEPH C. ROZEWSKI and MARIA M. ROZEWSKI, husband and wife, 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:

Government Lots 27 and 30 of Section 13, Township 36 South, Range 12 East of the Willamette Meridian; TOGETHER WITH an easement for ingress and egress over and across the North 20 feet of the North ½ of the Northwest ¼ of Section 24, Township 36 South, Range 12, East of the Willamette Meridian, Klamath County, Oregon.

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 specifically set out in this document,

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 \$ 10,000.00

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 24th day of May, 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)

Jon F. Royle

Carol E. Royle

STATE OF OREGON,

County of Klamath

5-24

1977

STATE OF OREGON, County of

Personally appeared

and

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

Personally appeared the above named Jon F. Royle and Carol E. Royle, husband and wife

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

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.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7-17-78

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

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 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:

JOSEPH C AND MARIA M. ROZEWSKI
1256 S. HICKORY
SANTA ANA, CALIFORNIA 92707

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

SAME AS ABOVE

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

SUBJECT TO:

18713

Reservations for State Highway, existing easements for public roads and highways, public utilities and railroads, pipelines and any other easements or rights of way of record, including the terms and provisions thereof, contained in deeds dated July 18, 1958, recorded July 23, 1958 in Volume 301 at page 246; dated September 10, 1958, recorded September 10, 1958 in Deed Volume 303 at page 303, Records of Klamath County, Oregon. (SE $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 13, E $\frac{1}{2}$ SE $\frac{1}{4}$ Sec. 23, E $\frac{1}{2}$ SW $\frac{1}{4}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$, Sec. 24; All Sec. 25, E $\frac{1}{2}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SE $\frac{1}{4}$ Sec. 26, E $\frac{1}{2}$ and E $\frac{1}{2}$ NW $\frac{1}{4}$ Sec. 36, Twp 36 S., R 12 EWM; S $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 18, W $\frac{1}{2}$ Sec. 19, Twp 36 S., R 13 EWM.)

Rights of the public in and to any portion of said premises lying within the limits of public roads and highways.

Right of way easement, 80 feet in width, including the terms and provisions thereof, for the Klamath Falls-Lakeview Highway recorded July 1, 1959 in Deed Volume 313 at page 591. (Across Sec. 13 & 23, Twp 36 S., R 12 EWM.)

Reservations and restrictions, including the terms and provisions thereof, in Access Road easement to the United States of America and Portland General Electric Company, an Oregon Corporation, recorded on June 24, 1966 in Klamath County Records Book M-66 at page 6455. (Government Lot 30, Sec. 13, Twp 36 S., R 12 EWM.)

Reservations, including the terms and provisions thereof, in all mine and mineral rights as set forth in instrument dated August 2, 1960, recorded November 10, 1964 in Deed Volume 357 at page 397. (SE $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 13, Twp 36 S., R 12 EWM.)

Lease, including the terms and provisions thereof, dated June 4, 1973, recorded September 6, 1973 in Book M-73 at page 12004. Micro-film records, between Clifford J. Emmich, and Dowdle Oil Corporation. (Affects Lots 27 and 30 Sec. 13, Twp 36 S., R 13 EWM. Covers additional property)

As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 17th day
of _____ Sept. _____ A.D. 19 91 at 12:01 o'clock P. M., and duly recorded in Vol. M91
of _____ Deeds on Page 18712

Evelyn Biehn, County Clerk
By *[Signature]*

FEE \$33.00