

1-1-74

35267

## WARRANTY DEED

Volume 91 Page 19686



KNOW ALL MEN BY THESE PRESENTS, That Dora L. Turner, also known as

Dora L. Dockery

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Clifford A. Clifton and Wanda Clifton, 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:

PARCEL 1: A parcel of land situated in Lot 9 of Section 7, Township 35 South, Range 7 East of the Willamette Meridian, more particularly described as follows: Beginning at a coast geodetic survey pin in the Northeast corner of Lot 9, Section 7, said township and range; thence South 382.14 feet to a steel pin; thence West 361 feet to a point; thence North 382.14 feet to a point; thence East 361 feet, more or less, to the point of beginning.

PARCEL 2: A parcel of land situated in Lot 9 of Section 7, Township 35 South, Range 7 East of the Willamette Meridian, more particularly described as follows: Beginning at a coast geodetic survey pin in the Northeast corner of Lot 9, Section 7, said township and range; thence West 361 feet to the true point of beginning; thence continuing West 208.5 feet; thence South 173.4 feet; thence East 208.5 feet; thence North 173.4 feet (see reverse)

(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 subject to (1) rights of the Federal Government, the State of Oregon, and the general public in and to any portion of the above described premises lying below the high water line of Agency Lake (see reverse) 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 \$ 38,500.00

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 29 day of Nov, 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.

Dora L. Turner

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

29 Nov, 19 77

Personally appeared the above named

Dora L. Turner, also known as Dora L. Dockery

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

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires: 8-5-79

STATE OF OREGON, County of ss.

Personally appeared

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:

Dora L. Turner, aka Dora L. Dockery  
Rt. 3, Box 178  
Eden, North Carolina 27288

GRANTOR'S NAME AND ADDRESS

Clifford A. & Wanda Clifton  
404 Lindley Drive  
Antioch, California 94509

GRANTEE'S NAME AND ADDRESS

After recording return to:

Clifford Clifton  
Rt. 30, Box 10743  
Chilequit, OR 97124

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
Clifford A. & Wanda Clifton  
404 Lindley Drive  
Antioch, California 94509

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.

Recording Officer

By

Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

91 SEP 27 PM 1 56

19687

(continuation of exceptions)

(4) agreement, including the terms and provisions thereof, between R. C. Spink and Alice L. Spink, husband and wife, to the California Oregon Power Company, a California Corporation, relative to the raising and/or lowering of the waters of Upper Klamath Lake between the elevations of 4137 feet and 4143.3 feet, dated February 27, 1924, recorded May 3, 1924, in Deed Volume 64, page 77, Deed Records of Klamath County, Oregon, (5) rights of the public to ingress and egress over and across the above described property, as disclosed by the deed from John C. Siemens and Ruth E. Siemens, to J. Richard Hansen and Vada K. Hansen, dated August 25, 1964, recorded May 6, 1970, in Volume M-70, page 3599, Microfilm Records of Klamath County, Oregon; and deed from John C. Siemens and Ruth E. Siemens to John Feiling and Catharina Feiling, dated August 28, 1969, recorded October 5, 1970, in Volume M-70, page 8882, Microfilm Records of Klamath County, Oregon, and (6) reservations, restrictions, easements and rights-of-way of record and those apparent on the land.

Filed for record at request of \_\_\_\_\_ the 27th day  
of Sept. A.D., 19 91 at 1:56 o'clock P. M., and duly recorded in Vol. M91.  
\_\_\_\_\_ of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 19686.

By Charles A. Neslund

**FEE**      **\$33.00**