WARRANTY DEED

Page 19686 Vot. m91

1-1-74 35267 KNOW ALL MEN BY THESE FRESENTS, That Dora L. Turner, also known as

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:

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 there are the section of the true point of beginning to the section of the true point of beginning to the section of the true point of beginning to the section of the true point of beginning to the section of the true point of beginning to the section of the true point of beginning to the section of the true point of beginning to the section of the true point of the true point of the section of the true point of the true poi 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 (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 essigns forever. (see reverse) And said grantor hereby covenents 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 and that lying below the high water line of Agency Lake (see reverse) 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 OHowever, the setual-consideration was ste of or includes other property or value given or promised which is the whele consideration (indicate which). (The sentence between the symbols D, it not a policable, should be deleted. See (IRS 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 granto: has executed this instrument this 20 day of 1977: it a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by Dora of Trusser

order of its board of directors.

(If executed by a corporation, affix corporate seal)

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STATE OF OREGON, County of Klamat Personally appeared ..... 29 Nov ...., 19..... Personally appeared the above named.....

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

ment to be Der voluntary net and deed. 41

Belore met 0 Notary Public for Oregon My commission expires: 8-5-

Dora L. Turner, aka Dora L. Dockery Rt. 3, Box 178 Eden, North Carolina 27288 GRANTOR'S NAME AND ADCRESS

Clifford A. & Wanda Clifton 404 Lindley Drive Antioch, California 94509 GRANTEE'S NAME AND ADDRESS

50 the ma recording return to: lifford 107 3 Box 30. Ċ OP 1624 KITO guildy NAME.

Until a change is requested all has statements shall be sent to the following addres Clifford A. & Wanda Clifton مشبعه والثنو 404 Lindley Drive Antioch, California 94509

NAME, ADDRESS, ZIF

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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

and that the seal allized to the foregoing instrument is the corporation, of said corporation and that said instrument was signed and sealed in be-half 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:

SEAL)

Notary Public for Oregon My commission expires:

FOR

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STATE OF OREGON, County of . L certify that the within instrument was received for record on the in book on page or as SPACE RESERVED file/reel number ... RECORDER'S USE Record of Deeds of said county.

Witness my hand and seal of County affixed.

والمعد والمعرف أحمد أحمد والمعادية

Recording Officer Deputy

(continuation of Parcel 2) to the true point of beginning.

Together with an undivided 1/80th interest in and to the following: That portion of Section 6, Township 35 South Range 7 East of the Willamette Meridian, described as follows: Beginning at a point on the West right-of-way line of the old Dalles-California Highway (State Highway No. 427) 10 feet Southerly along said West right-of-way line from the intersection of the South line of Lot 3, Section 6, Township 35 South Range 7 East of the Willamette Meridian, and said West right-of-way line; said point of beginning being the Southeasterly corner of a parcel of land described in a deed recorded in Volume 343, Deed Records of Klamath County, Oregon, at page 229; thence Southerly along the said West rightof-way line a distance of 90 feet to a point; thence Westerly and parallel with the Scutherly line of said Lot 3 to the Easterly shoreline of Agency Lake; thence Northerly along the said Easterly shoreline to the Southwest corner of said parcel of land described in Volume 343, Deed Records of Klamath County, Oregon, at page 229; thence Easterly shoreline to the Southwest corner of said parcel of land described in Volume 343, Deed

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(continuation of exceptions)

(2) rights of the public in any portion of said premises, included within the limits of the right-of-way of the old Dalles-California Highway (3) reservations and restrictions contained in Land Status Report, dated November 28, 1958, recorded December 3, 1958, in Deed Volume 307, page 197, records of Klamath County, Oregon, as follows: (a) right-of-way to Klamath County Court for Dalles-California Highway approved by F. Mo Goodwin, Assistant Secretary, on May 28, 1924, subject to provisions of the Act of March 3, 1901 (31 Stat. L. 1058-1084) and Departmental regulations thereunder; and also subject to any prior, valid, existing right or adverse claim, (b) all other existing easements for public roads and highways, for public utilities, and for railroads and pipelines and for any other easements of record or rights-of-way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc. actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States (Dept. Instr., January 13, 1916, 44 L.D. 513). (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 alowering 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. Slemens 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. ....

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

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