

1-174

WARRANTY DEED

Vol. mq1 Page 2284

36791

K-43039

KNOW ALL MEN BY THESE PRESENTS, That George W. Taylor, Patricia A. Taylor, and Harold L. Taylor,hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Michael A. O'Keefe and Lyman G. Mason, hereinafter calledthe 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: The N 1/2 NW 1/4; NW 1/4 NE 1/4 of Section 13, Township 35 South, Range 9 East of the Willamette Meridian. That portion of the NE 1/4 of Section 14, Township 35 South, Range 9 East of the Willamette Meridian, lying Easterly of the thread of Sprague River; SAVING AND EXCEPTING therefrom that portion which lies between Sprague River and the Chiloquin-Sprague River Highway and Northerly of a line described as beginning in the center of Chiloquin-Sprague River Highway at a point that is 118 1/2 feet Northwesterly of the centerline of a cattle guard; said cattle guard being near the East line of said Section 14, in said road; thence extending South 70 degrees West to the center of Sprague River.

PARCEL 2: The North 489.5 feet of the SE 1/4 NW 1/4 and the North 489.5 feet of the S 1/2 NE 1/4 of Section 13, Township 35 South, Range 9 East of the Willamette Meridian, TOGETHER WITH a strip of land 60 feet in width described as follows: Beginning at a point 489.5 feet South of the Northwest corner of the SE 1/4 NW 1/4 of Section 13, Township 35 South, Range 9 East of the Willamette Meridian, thence East 60 feet parallel to the North line of said SE 1/4 NW 1/4, thence South parallel with the West line of said SE 1/4 NW 1/4

(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 those listed on reverse side

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 \$ 32,064.31~~However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 14 day of June, 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)

STATE OF OREGON,

County of KlamathJune, 1977

Personally appeared the above named

George W. Taylor, Patricia A. Taylor, and Harold L. Taylorand acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-5-79

STATE OF OREGON, County of _____ ss.

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: _____

George W. Taylor, Patricia A. Taylor, and Harold L. Taylor

Star Route, Sprague River, Oregon 97639
GRANTOR'S NAME AND ADDRESS

Michael A. O'Keefe and Lyman G. Mason

3901 Los Posas Road

Camarillo, California 93010
GRANTEE'S NAME AND ADDRESS

After recording return to:

Michael A. O'Keefe and Lyman G. Mason

3901 Los Posas Road

Camarillo, California 93010
NAME, ADDRESS, ZIP

Until a change is requested all tax payments shall be sent to the following address.

Michael A. O'Keefe and Lyman G. Mason

3901 Los Posas Road

Camarillo, California 93010
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

Exhibit "A"

The NE $\frac{1}{4}$ of Section 18, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

AND ALSO, the NW $\frac{1}{4}$, or Lots 1 and 2 and the E $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 18, Township 35 South Range 10 East of the Willamette Meridian, Klamath County Oregon.

Subject to the printed exceptions, exclusions and stipulations which are part of said policy, and to the following:

1. Reservations as contained in Deed from USA, Department of the Interior, to US National Bank of Portland in trust for Magdalene Schonchin, dated June 24, 1958 and recorded July 7, 1958 in Volume 300 at page 522, Deed Records of Klamath County, Oregon.

2. Right of Way to USA as reserved in Deed recorded July 7, 1958 in Volume 300 at page 522, Deed Records of Klamath County, Oregon, for 60 foot road.

3. The effect, if any, of a Memorandum of Assignment between George W. Taylor, et ux, and Harold L. Taylor, et ux, as Assignors, and Michael A. O'Keefe and Lyman G. Mason, as Assignees, recorded July 12, 1977 in Volume M77 at page 10540, Microfilm Records of Klamath County, Oregon.

4. Reservations as set forth in Personal Representatives' Deed from the Estate of Magdalene Schonchin to Gienger Enterprises, Inc., dated September 15, 1983 and recorded February 29, 1984 in Volume M84, page 3178, to wit:

"Party of the first part and Grantor hereby reserves all subsurface rights, including but not limited to mineral rights."

5. Lack of right of access to and from said land. The within described property does not appear of record to have access to a public street or way.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 31st day of Oct. A.D., 1991 at 11:04 o'clock A M., and duly recorded in Vol. M91 of Deeds on Page 22839.

FEE \$33.00

Evelyn Biehn County Clerk

By Pauline Mulholland