

1-1-77 56212

WARRANTY DEED

Vol. 193 Page 726

KNOW ALL MEN BY THESE PRESENTS, That Gary D. Lewellyn and Yvonne E. Lewellyn, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by John S. Kronenberger and John P. Kronenberger, Jr., 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:

That portion of the SW $\frac{1}{4}$  Section 24, and the N $\frac{1}{2}$ N $\frac{1}{2}$ NW $\frac{1}{4}$  Section 25, lying East of the Southern Pacific Railroad and Westerly of the center thread of the Williamson River, in Township 32 South, Range 7 East of the Willamette Meridian, in the County of Klamath.

Subject, however, to the following:

1. Rights of the public and of governmental bodies in that portion of the above described property lying below the high water mark of Williamson River and the ownership of the State of Oregon in that portion lying below the high water mark thereof.

2. An easement created by instrument, including the terms and provisions thereof,

Dated : June 27, 1928

(For continuation of this deed, see reverse side of this document.)

(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 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 \$65,000.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which):<sup>①</sup> (The sentence between the symbols<sup>①</sup>, 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 26 day of March, 1979; 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.

MOUNTAIN TITLE COMPANY, has recorded this (If executed by a corporation, it is an acknowledgment only, and has not examined it for propriety and sufficiency or as to its effect upon the title to any real property that may be described therein.)

STATE OF OREGON

County of Klamath } ss.  
March 28, 1979

Personally appeared the above named Gary D. Lewellyn and Yvonne E. Lewellyn, husband and wife,

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 1-16-82

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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Steven Brewer  
6950 Arabella Way  
Sacramento Calif 95831

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

Steven Brewer  
6950 Arabella Way  
Sacramento Calif 95831

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.

By

Recording Officer  
Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

Recorded : August 10, 1928 Book: 82 Page: 128  
 In favor of : The Pacific Telephone and Telegraph Company  
 For : Easements and right of way  
 (Affects NW $\frac{1}{4}$  of Sec. 25; and SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Sec. 24, Twp 32 S., R 7 EWM.)

Grantors hereby reserve unto Gary D. Lewellyn and Bart Lewellyn hunting and fishing rights on the above described real property; and reserve a right of ingress and egress upon and across the above described property for the purpose of hunting and fishing access to said property and said reservation to run with the land.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 11th day  
 of Jan. A.D., 19 93 at 10:07 o'clock A.M., and duly recorded in Vol. M93,  
 of Deeds on Page 726.

Evelyn Biehn - County Clerk

FEE \$35.00

By Sauline M. Mendenhall