

1-1-74

WARRANTY DEED

Volume 93 Page 14037

KNOW ALL MEN BY THESE PRESENTS, That Samuel John Pool and Peggy Marie Pool, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Vincent Cecere and ANGELA CECERE not as tenants in common but with the right of survivorship 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 Lot 3 in Section 1, Township 37 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon;

Subject, however, to the following:

- (1) Taxes for the fiscal year 1977-1978, a lien but not yet due and payable.
- (2) Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
- (3) Reservations, including the terms and provisions thereof, as contained in deed recorded October 21, 1958 in Volume 305 at page 233, Deed Records of Klamath County, Oregon, to wit:

"Subject to such rights for road purposes as the United States may have under the Act of February 5, 1948 (62 Stat. 17)."

(for continuation of this description 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 \$26,750.00

However, the actual consideration consists of ~~the value of the property to which the consideration is applied~~ (The sentence between the symbols \odot , 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 19 day of September, 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)

Samuel John Pool

Peggy Marie Pool

STATE OF OREGON,)
County of Klamath) ss.
September 19, 1977.

STATE OF OREGON, County of) ss.
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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

Personally appeared the above named Samuel John Pool and Peggy Marie Pool, husband and wife

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

, 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)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 5/26/78

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Vincent Cecere
1597 Ashbury Ln
Reno, Nevada 89523

NAME, ADDRESS, ZIP

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

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

(4) A 60 foot right-of-way, including the terms and provisions thereof, to the United States of America, as disclosed by an instrument dated April 3, 1958, recorded June 11, 1958 in Miscellaneous Volume 12 at page 540, Records of Klamath County, Oregon.

(5) An easement created by instrument, including the terms and provisions thereof, dated April 19, 1966, recorded April 27, 1966 in Book M66, page 3771, Microfilm Records of Klamath County, Oregon, in favor of Portland General Electric Co., an Oregon corporation, for electric line over a 150 foot strip over the southeasterly portion of said lands in Section 35, Township 36 South, Range 12 East of the Willamette Meridian and Lands in Section 1 and 2 in Township 37 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

(6) An easement created by instrument, including the terms and provisions thereof, dated September 27, 1965, recorded September 27, 1965 in Book M65, at page 2005, Microfilm Records of Klamath County, Oregon, in favor of United States of America, for transmission line easement.

S.P. P.M.P.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath First Federal the 15th day of June A.D., 19 93 at 3:56 o'clock P.M., and duly recorded in Vol. M93 of Deeds on Page 14037

FEE \$35.00

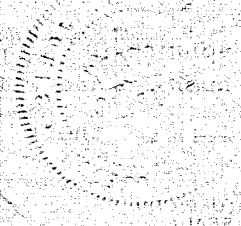
Evelyn Biehn

County Clerk

By Caroline Mullendore

Samuel John Pool
Evelyn Biehn

Samuel John Pool
Evelyn Biehn



STATE OF OREGON
County of Klamath
I certify that the within instrument was duly recorded in the office of the County Clerk of Klamath County, Oregon, on the 15th day of June, 1993, and recorded in Book M93, at page 14037.
Witness my hand and seal of Office this 15th day of June, 1993.
Recording Officer
Deputy