

MTC 11398

STEVENS-NESS LAW PUBL. SHING ET AL. PORTLAND, ORE. 97204

71351

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 1193 Page 30256

KNOW ALL MEN BY THESE PRESENTS, That Lon Weston Gehrman and Lynne Louise Gehrman now known as Lynne Louise Blake

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Patrick Michael Pardy, ~~hereinafter called the grantor~~, does hereby grant, bargain, sell and convey unto the grantees, ~~the heirs~~, the heirs ~~and their assigns~~, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in anywise pertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 8 in Block 1, TRACT 1118, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the South 507 feet thereof.

Subject, however, to the following:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.

2. Rights of the public and of governmental bodies in and to that portion of the herein described premises lying below the high water mark of the Sprague River and the ownership of the State of Oregon in and to that portion lying below the high water mark thereof.

3. Reservation of all subsurface rights, except water, to the heirs of Clarence Cowen, (see reverse)

To Have and to Hold the above described and granted premises unto the said grantees ~~and their heirs~~ and assigns forever.

And grantor hereby covenants to and with grantees ~~and the heirs~~ and their 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 on 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 \$24,200.00

However, the actual consideration consists of or includes other property or value given or promised to the grantor ~~the whole or part of the~~ consideration (indicate which) (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.600.)

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 1982 day of June, 1982, 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 instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

STATE OF OREGON,)
County of) ss.
19 82

STATE OF OREGON, County of) ss.
19

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)

(OFFICIAL SEAL)

Before me:
Notary Public for Oregon
My commission expires

Notary Public for Oregon
My commission expires:

Lon Weston Gehrman and Lynne Louise Blake
(aka Lynne Louise Gehrman)

GRANTOR'S NAME AND ADDRESS

Patrick Michael Pardy
1320 Morningside Lane
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

Also recording return to:
PATRICK MICHAEL PARDY
1320 Morningside Lane
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

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

SAME - NO CHANGE

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

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/reel volume No. on page or as document fee file instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

By Deputy

11-16-93A11:35 RCVD

their heirs and assigns under the terms approved by the Secretary of the Interior, March 25, 1946, pursuant to said Act, as reserved in the Patent to Henry G. Wolff, recorded October 25, 1955 in Volume 279, page 80, Deed Records of Klamath County, Oregon (Affects the SE $\frac{1}{4}$ of Section 36).

4. Recitals as contained in Land Status Reports recorded December 15, 1958 in Volume 307, page 481, Deed Records of Klamath County, Oregon, recorded January 18, 1959 in Volume 308 at page 529, Deed Records of Klamath County, Oregon, and recorded January 19, 1959 in Volume 308 at page 699, Deed Records of Klamath County, Oregon, to wit:

"The above described property is subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements 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)"

5. Right of way for pole and wire lines and other facilities for the transmission and distribution of electricity and incidentals, 15 feet wide, as conveyed to The California Oregon Power Company by Deeds recorded November 9, 1961 in Volume 333, page 561, and in Volume 333, page 563, all Deed Records of Klamath County, Oregon. (General location)

6. Recital in the Deed from the United States of America recorded April 23, 1976 in Volume M76, page 6028, Microfilm Records of Klamath County, Oregon, to wit:

"Title to the above described property is conveyed subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights of way of record."

7. Reservations of all subsurface rights, except water in trust, for the heirs of Mollie Weeks, deceased Klamath Allottee No. 618, as reserved in the Deed from the United States of America, recorded April 2, 1976 in Volume M76, page 6028, Microfilm Records of Klamath County, Oregon. (Affects the South $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 36).

8. Covenants, conditions, restrictions and easements, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, including the terms and provisions thereof, recorded July 1, 1976, in Volume M76, page 10037, Microfilm Records of Klamath County, Oregon, as follows:

"(1) Reserving to Henry Wolff, Gerald Wolff, Gerry Warren Wolff, and Eric Wolff, hunting and fishing rights on the above described real property;

(2) Reserving a right of ingress and egress upon and across the above described property for the purposes of keeping and maintaining the irrigation ditches located on said real property, and construction of same;

(3) Reserving to Henry & Gerald Wolff Ranch, Inc., one-half of all mineral rights located on said property."

9. Reservations and restrictions as contained in plat dedication, to wit:

"(1) A non-exclusive public easement, for ingress and egress as shown on the annexed map, (2) All residences built must conform to flood plain requirements as shown by the apparent high water line on the annexed map, (3) A 75 foot building set back line along said lot lines, (4) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."

10. Real Estate Contract, including the terms and provisions thereof,
Dated: June 13, 1977
Recorded: June 17, 1977

Volume: M77, page 10740, Microfilm Records of Klamath County, Oregon

Vendor: Henry and Gerald Wolff Ranch, Inc., an Oregon corporation

Vendee: Charles S. Snyder and Josephine L. Snyder, husband and wife
(Affects all of Lot 8)

11. Subject to roadway easement along Northerly and Easterly lot lines as shown on dedicated plat.

12. Real Estate Contract, including the terms and provisions thereof,
Dated: September 12, 1977
Recorded: September 12, 1977

Volume: M77, page 16983, Microfilm Records of Klamath County, Oregon

Vendor: Charles S. Snyder and Josephine L. Snyder, husband and wife

Vendee: Lane Weston Gehrman

The Vendee's interest of Lane Weston Gehrman, deceased, was awarded to Lane Weston Gehrman and Lynne Louise Gehrman, by Klamath County Probate File No. 81-12, Circuit Court Records of Klamath County, Oregon.

13. Telephone Line Right of Way Easement, including the terms and provisions thereof,
Dated: March 14, 1980
Recorded: September 25, 1980

Volume: M80, page 18404, Microfilm Records of Klamath County, Oregon

In favor of: Telephone Utilities of Eastern Oregon, an Oregon corporation.

(Individual)

STATE OF CALIFORNIA

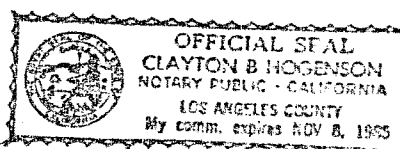
COUNTY OF LOS ANGELES } SS.On JULY 16, 1982State, personally appeared RON WESTON GERMAN before me, the undersigned, a Notary Public in and for saidLYNNE LOUISE GERMAN AKA LYNNE
LOUISE BLAKEto be the person S whose name S AKE known to me
to the within instrument and acknowledged that THEY
executed the same.

WITNESS my hand and official seal.

Signature

Clayton B. HogensonTITLE INSURANCE
AND TRUST

A FIDELITY COMPANY



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 16th day
of Nov. A.D., 19 93 at 11:35 o'clock A M., and duly recorded in Vol. M93
of Deeds on Page 30256

FEE \$40.00

Evelyn Biehn County Clerk

By Dorinda Williams