

93451

WARRANTY DEED

Vol. 1995 Page 712

KNOW ALL MEN BY THESE PRESENTS, That John Harold Hodges Sr. and Juanita Hodges, aka Dorothy Juanita Johnson Hodges, Husband and Wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by David B. McCulloch and Sandra J. McCulloch, Husband and Wife hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit: Legal Description is on reverse side of this page.

(IF SPACE IS INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever. And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, ~~free from all taxes and assessments~~ Subject to all encumbrances of record.

and that grantor will warrant and forever defend the 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 \$ 17,500.00

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

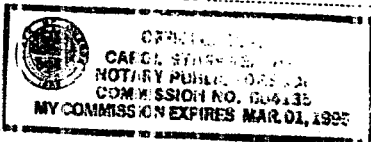
In Witness Whereof, the grantor has executed this instrument this 5 day of May, 1995, if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON, County of Klamath) ss. This instrument was acknowledged before me on 5-26-95, 1995

by This instrument was acknowledged before me on 19

as of



Carol Starkweather
Notary Public for Oregon
My commission expires 3-1-95

John H. Hodges SR. & Juanita Hodges
711 Hillside Avenue
Klamath Falls, Or 97601

Grantor's Name and Address

David B. and Sandra J. McCulloch
10456 Simpson Canyon Road
Klamath Falls, Or 97601

Grantee's Name and Address

After recording return to (Name, Address, Zip):
David B. and Sandra J. McCulloch
1342 Jordan Street
Klamath Falls, Oregon 97601

Or if requested otherwise send all tax statements (Name, Address, Zip):
David B. and Sandra J. McCulloch
10456 Simpson Canyon Road
Klamath Falls, Or 97601

SPACE RESERVED
FOR
RECORDER'S USE

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 and/or as fee/file/instrument/microfilm/reception No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

By NAME TITLE Deputy.

SW¹/₄SW¹/₄, Northerly 30 feet of the SE¹/₄SW¹/₄, and the Northerly 30 feet of the SW¹/₄SE¹/₄ lying West of and adjacent to an easement described in deed recorded in Volume M-73, Page 16734, records of Klamath County, Oregon, Section 29, and the SE¹/₄, Section 30, all in Township 37 S. R. 9 E.W.M. SUBJECT TO:

(1) Unpaid taxes. (2) Rights of the public in and to any portion of the above described premises lying within the limits of any roads or highways. (3) Reversions and restrictions contained in Deed from Frances E. Boyd, et ux, to W. Devereus recorded in Volume 24, Page 433, Deed Records. (4) Right of way for transmission line, including the terms and provisions thereof, given by P. M. Reidy to California Oregon Power Company, recorded September 1, 1921 in Volume 56, Page 480, Deed Records. (5) Easement for transmission line, including the terms and provisions thereof, given by P.M. Reidy to California Oregon Power Company, recorded September 26, 1921, in Volume 56, Page 583, Deed Records. (6) Transmission line easement, including the terms and provisions thereof, given by George Hagelstein, et al, to United States of America, recorded February 21, 1952, in Volume 253, Page 37, Deed Records, and conveyed to California Oregon Power Company by deed recorded April 21, 1954, in Volume 266, Page 316, Deed Records. (7) Right of way easement, including the terms and provisions thereof, given by Lewis Hagelstein and Nona B. Hagelstein, recorded December 13, 1968, in Volume M-68, Page 10815, Microfilm records. (8) Easement for roadway purposes, including the terms and provisions thereof, contained in deed from Lewis L. Hagelstein and Nona B. Hagelstein to Clifford C. Emmich, recorded December 31, 1973, in Volume M-73, Page 16734, and rerecorded January 14, 1974, in Volume M-74, Page 458, Microfilm Records. (9) Easement agreement, including the terms and provisions thereof, by and between James R. DeFaun, et al, recorded August 7, 1975, in Volume M-75, Page 9197, Microfilm Records.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath First Federal the 10th day
of Jan A.D., 19 95 at 10:31 o'clock A.M., and duly recorded in Vol. M95
of Deeds on Page 712
of Books
By Bernette G. Letsch County Clerk
Pauline Miller

FEE \$5.00