

1-1-74

WARRANTY DEED

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49C6

KNOW ALL MEN BY THESE PRESENTS, That LYNN EDWARDS and NANCY EDWARDS, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARTIN L. GUBLER and NORMA J. GUBLER, husband and wife, 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:

The S½S½NE¼, N½N½N½SE¼ Section 19, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: Various easements of record for the transmission of power and gas as reflected in the records of the County Clerk of Klamath County, at the following pages: Book 231, page 185; Book 243, page 177; and Book 319, page 583.

ALSO SUBJECT TO: The terms and conditions of a Well Agreement by and between Vince Pedro and Nancy Pedro, and Lynn Edwards and Nancy Edwards.

(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 stated above

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 \$ 53,000.00

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 28 day of October Nov., 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)

*[Signature]*  
Nancy Edwards

STATE OF OREGON, )  
County of Klamath ) ss.  
October Nov. 28, 1977

Personally appeared the above named LYNN EDWARDS and NANCY EDWARDS, husband and wife

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

Before me:  
(OFFICIAL SEAL) *[Signature]*  
Notary Public for Oregon  
My commission expires: 7-2-81

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

, 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:

Mr. and Mrs. Lynn Edwards  
Route 1, Box 792  
Bonanza, OR 97623

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Martin L. Gubler

GRANTEE'S NAME AND ADDRESS

After recording return to:

Martin L. Gubler  
4041 Haskins Rd  
Bonanza, OR 97623

NAME, ADDRESS, ZIP

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

Mr. and Mrs. Martin L. Gubler

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 22nd day of August, 1995, at 10:07 o'clock AM, and recorded in book M95 on page 22479 or as file/reel number 4906, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch Co Clerk  
Recording Officer  
By Annette Muller Deputy

Fees: \$30.00