

12174

## WARRANTY DEED

Vol. m96 Page 1705

KNOW ALL MEN BY THESE PRESENTS, That ZETTA E. SULLIVAN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

PATRICIA MASTEN

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 following property lying in Township 39 South, Range 11½ East of the Willamette Meridian:

Section 20: Government Lot 4 EXCEPTING THEREFROM the right of way for the Lost River Channel Improvement described as follows:

All that portion of Lots 2, 3 and 4 of Section 20, Township 39 South, Range 11½ East of the Willamette Meridian included in a strip of land 260 feet in width extending 130 feet on each side measured at right angles to the centerline of the Lost River Channel Improvement, said centerline beginning at a point in Lot 7, Section 20, Township and Range aforesaid, from which the section corner common

(CONTINUED ON REVERSE SIDE)

(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

(LISTED ON REVERSE SIDE)

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 \$ 25,000.00

~~THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 25,000.00. THE WHOLE OF THE ABOVE DESCRIBED PROPERTY, WITH THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING OR APPERTAINING, IS HEREBY GRANTED, BARGAINED, SOLD AND CONVEYED UNTO THE SAID GRANTEE AND GRANTEE'S HEIRS, SUCCESSORS AND ASSIGNS, FREE FROM ALL ENCUMBRANCES EXCEPT THOSE CLAIMING UNDER THE ABOVE DESCRIBED ENCUMBRANCES.~~

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 22 day of June, 19 76, 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)

STATE OF OREGON,

County of Klamath  
June 22, 19 76

STATE OF OREGON, County of ss.

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

ZETTA E. SULLIVAN

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

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: 9/7/79

Notary Public for Oregon

My commission expires:

ZETTA E. SULLIVAN

Rte. 2, Box 802

Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Patricia Masten

Rte. 2, Box 799

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

AFTER RECORDING - Send to  
Kymetha D Master  
4550 BURGDOFF RD  
Bonanza, OK, 97623 9786

Patricia Masten

Rte. 2, Box 799

Klamath Falls, Oregon 97601

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.

SPACE RESERVED  
FOR  
RECORDER'S USE

Recording Officer

By

Deputy

PROPERTY DESCRIPTION (Con't.):

to Sections 16, 17, 20 and 21, Township and Range aforesaid bears North 28 degrees 25' East a distance of 4721.4 feet, and running thence North 86 degrees 18' West a distance of 260.0 feet; thence a strip of land 350 feet in width extending 175 feet on each side measured at right angles to the centerline of the Lost River Channel Improvement, said centerline running thence North 86 degrees 18' West a distance of 943.1 feet; thence on a curve left with a radius of 955.4 feet a distance of 290.5 feet, measured on 100 foot chords; thence South 76 degrees 16' West a distance of 243.00 feet; thence on a curve left with a radius of 716.8 feet a distance of 531.7 feet measured on 100 foot chords; thence South 33 degrees 44' West a distance of 130.5 feet; thence on a curve right with a radius of 573.7 feet a distance of 626.0 feet measured on 100 foot chords; thence on a curve left with a radius of 573.7 feet a distance of 316.2 feet, more or less, measured on 100 foot chords to a point on the West boundary line of Section 20, Township and Range aforesaid, at which point the tangent to the curve bears South 64 degrees 43' West and from which point the section corner common to Sections 19, 20, 29 and 30, Township and Range aforesaid, bears South a distance of 451.8 feet, more or less.

EXCEPTIONS:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District;
2. Regulations, including levies, assessments, water and irrigations rights and easements for ditches and canals, of Poe Valley Improvement District. (affects portion only).

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath First Federal S & L the 15th day of January A.D., 19 96 at 3:45 o'clock P M., and duly recorded in Vol. M96 of Deeds on Page 1705

FEE \$35.00

Bernetha G. Letsch, County Clerk

By Pauline M. Mulendse

NOTICE TO CREDITORS: The undersigned, Bernetha G. Letsch, County Clerk of Klamath County, Oregon, hereby gives notice that the following is a true and correct copy of the foregoing instrument as the same appears from the records of said County.

ACCOMPLISHED BY ME: I, Bernetha G. Letsch, County Clerk of Klamath County, Oregon, do hereby certify that the foregoing is a true and correct copy of the foregoing instrument as the same appears from the records of said County.

WITNESSED on this 15th day of January, 1996, at Medford, Oregon.

Subscribed and sworn to before me on this 15th day of January, 1996.

Notary Public for Oregon.

My commission expires on the 15th day of January, 1997.

NOTARY PUBLIC: BERNETHA G. LETSCH