

14462

NTC 1396 T736

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Henry T. Holman and Patricia R. Holman, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Michael J. Schwieterman,

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 SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 26, Township 37 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon;

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 and highways.
- (2) An easement of thirty feet (30 feet) in width along all boundaries for roadway purposes for use in common with others and an easement of sixty feet (60 feet) in width along all existing roads for roadway purposes for use in common with others as disclosed by instrument recorded September 3, 1976, in Volume M76, page 13813, Microfilm Records of Klamath County, Oregon.
- (3) Right of Way easement, including the terms and provisions thereof, recorded February 24, 1975 in Volume M75, page 2213, Microfilm Records of Klamath County, Oregon, Perdriau Investments Corporation to Pacific Power and Light Company, a corporation. (Blanket easement)

(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 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 \$13,500.00.

~~However, the consideration paid for this transfer, stated in terms of dollars, is \$13,500.00.~~ (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 1st day of January, 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)

Henry T. Holman

Patricia R. Holman

STATE OF OREGON, Texas }  
County of Klamath Dallas } ss.  
January 25th, 1977

STATE OF OREGON, County of Dallas, Texas, 19, ss.

Personally appeared Henry T. Holman and Patricia R. Holman, 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 Henry T. Holman and Patricia R. Holman, 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: Karen Stanberry  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 3-21-77

Before me: Karen Stanberry  
Notary Public for Oregon  
My commission expires: 6-1-77

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mariece Schwieterman  
2204 Wren Way  
Campbell, CA 95008

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,

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 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

1969 10637

DEED

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(4) Right of way, including the terms and provisions thereof, recorded December 23, 1969 in Volume M69, page 10637, Microfilm Records of Klamath County, Oregon and re-recorded January 19, 1970 in Volume M70, page 447, Microfilm Records of Klamath County, Oregon, to the United States of America for road purposes. (No exact location given)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 8th day  
of March A.D., 1996 at 11:44 o'clock A.M., and duly recorded in Vol. M96  
of Deeds on Page 6351.

FEE \$35.00

By Bernetha G. Leisch, County Clerk  
Cheryl Russell