

19167

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That BRYANT WILLIAMS and BERNECE H. WILLIAMS,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM C.

NEWELL and CHERYL A. NEWELL, 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:

E1NW1 of Section 11, Township 40 South, Range 9 East of the Willamette Meridian, lying Easterly of the USBR No. 3 Drain. Saving and excepting any portion lying within Lower Klamath Highway.

SUBJECT TO: See attached Exhibit "A"

(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 reservations, restrictions, rights-of-way, easements of record and those apparent upon the land

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 \$ 37,500.00.

~~THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 37,500.00. THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 37,500.00.~~

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 15th day of September, 1989; 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.

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.

BRYANT WILLIAMS

BERNECE H. WILLIAMS

STATE OF OREGON,)
County of Klamath) ss.
September 15, 1989.

STATE OF OREGON, County of) ss.
September 15, 1989.

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:

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

BRYANT and BERNECE H. WILLIAMS
4598 Cross Road
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

WILLIAM C. and CHERYL A. NEWELL
5244 Cottage Avenue
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:

WILLIAM C. and CHERYL A. NEWELL
4678 Cross Road
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

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

WILLIAM C. and CHERYL A. NEWELL
5244 Cottage Avenue
Klamath Falls, OR 97603
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/reel/volume No. _____ on page _____ or as fee/tile/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

96 JUN -4 AM 1:46

EXHIBIT "A"

1. The assessment roll and the tax roll disclose that the Property was specially assessed as farm land. Taxes for the year 1988-89 and possibly prior years have been deferred pursuant to ORS 308.370 to 308.403. These, plus earned interest are due and payable when said reason for deferment no longer exists.

2. Liens and assessments of Klamath Project and Klamath Irrigation District and regulations, easements, contracts, water and irrigation rights in connection therewith.

3. Any unpaid charges or assessments of Klamath Irrigation District.

4. An existing lease which terminates December 31, 1989.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath First Federal the 4th day
of June A.D., 19 95 at 11:46 o'clock A M., and duly recorded in Vol. M96
of Deeds on Page 16278.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Cheryl Russell