

1-772

1999 JUN 30 AM 11:10

WARRANTY DEED CE3604

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26025

KNOW ALL MEN BY THESE PRESENTS, That LANCE L. BROWN and JOYCE E. BROWN, Husband and Wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD JACK NEIL, Jr. and LORRAINE LEE NEIL, 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:

Beginning at an iron pin on the Easterly right of way line of the Dalles-California Highway which lies South 19°24' East a distance of 359.2 feet from the Southwest corner of Block 8 of Chemult, Oregon, and running thence; continuing South 19°24' East along the Easterly right of way line of the Dalles-California Highway a distance of 145 feet to an iron pin; thence North 70°36' East a distance of 321.8 feet to an iron pin on the Westerly right of way line of the Southern Pacific Railroad; thence North 20°54' West along the Westerly right of way line of the Southern Pacific Railroad a distance of 145ft more or less, to an iron pin; thence South 70°36' West a distance of 318.0 feet, more or less, to the point of beginning, said tract containing 1.06 acres, more or less, in the SW1/4SW1/4 of Section 21 Township 27 South, Range 8 East of the Willamette, in Klamath County, Oregon.

Saving and excepting the following parcel of land: Beginning at the South-

(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 those as set forth 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 \$ 65,000.00 .

~~However, the actual consideration consists of or includes other property or value given or promised which is 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 15th day of April, 1981; 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)

Lance L. Brown

Joyce E. Brown

STATE OF OREGON, )  
County of Klamath ) ss.  
April 15, 19 81.

STATE OF OREGON, County of ) ss.  
19 .

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  
Lance L. Brown and  
Joyce E. Brown  
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:  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 8.5.83

Before me:  
Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Brown

GRANTOR'S NAME AND ADDRESS

Neil

GRANTEE'S NAME AND ADDRESS

After recording return for:  
First American Title

NAME, ADDRESS, ZIP

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

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 document/fee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

west corner of the above described tract, running Thence north 70°36' East a distance of 100 feet; thence North 19°24' West parallel with the Easterly line of the Dalles-California highway a distance of 16.5 feet, thence South 70°36' West 100 feet to the Easterly line of said highway; thence South 19°24' East 16.5 feet to the point of beginning, all in Klamath County, Oregon.

Excepting those Reservations and restrictions in deeds from James M. Thorpe, single, to G. C. Palmer, recorded in Deed Volume 135, page 269 and Deed Volume 105, page 177, records of Klamath County, Oregon, as follows: "This conveyance is made and accepted upon the following express conditions, which will run with the land and be binding upon all subsequent purchasers: The party of the first part excepts and reserves from this grant, all minerals, rocks, ores and oil, except pumice, upon or beneath the surface of said lands, or any part thereof, together with the exclusive and perpetual right, power and privilege in and to the first party, his heirs and assigned to enter upon and over any part of said lands, to erect and remove buildings, derricks or other appliances for mining or removing such minerals, rocks, ores and oil, except pumice, and to strip, sink shafts in, bore, mine or explore any part of said lands for the purpose of discovery, locating and mining and removing the same in such way as they may determine. And if in so doing, the first party, his heirs or assigns, shall injure or destroy any crop, building or improvements thereon, he shall pay to the then owner thereof all reasonable and proper damage occasioned by such mining operations".

State of Oregon, County of Klamath  
Recorded 6/30/99, at 11:10 a.m.

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Linda Smith,

County Clerk

Fee \$35 KR