

05 MAR 11 AM 11:14

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That KENNETH C. EASTON and ILLA LEA EASTON, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LORETTA M. ASA

, 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:

Lot 14, Block 9, JACK PINE VILLAGE, in the County of Klamath, State of Oregon.

Subject to easements, reservations and restrictions of record.

Subject to rights of way, including the terms and provisions thereof, given to Pacific Telephone and Telegraph Company in Deed Volume 85 at Page 65 and Deed Volume 85 at Page 66, over the W 1/2 SE 1/4, SE 1/4 SW 1/4 of Sec. 24, NE 1/4 NW 1/4 of Sec. 25, and SE 1/4 NE 1/4, W 1/2 NE 1/4, SE 1/4 NW 1/4 of Section 25, for transmission and distribution of electricity.

Subject to right of way agreement for gas pipe line 100 feet in width including the terms and provisions thereof, granted to Pacific Gas Transmission Company, a California corporation, recorded September 26, 1960 in Deed Volume 324 at Page 292. Notice of location said pipe line across the W 1/2 NE 1/4 of Sec. 25 was recorded September 28, 1961, in Deed Volume 332 at Page 580.

Subject to covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, including the terms thereof recorded May 23, 1969, Book M-69, Page 3870.

Subject to an easement created by instrument, including the terms and provisions thereof dated May 19, 1969, recorded May 22, 1969, Book M-69, Page 3857, in favor of Midstate Electric Co-operative, Inc. for construction and operation of electric transmission line over said addition.

Subject to an easement created by instrument, including the terms and provisions thereof dated May 19, 1969, recorded May 27, 1969, Book M-69, Page 3955, in favor of Midstate Electric Co-operative, Inc. for construction and distribution line over said addition.

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

LORETTA M. ASA
1356 Royalty DR NE
SALEM OR 97301

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 Klamath
Recorded 03/11/2005 11:14a m
Vol M05 Pg 16212-13
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

16213

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 herein stated

and grantor will warrant and forever defend the above granted 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 \$7,500.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 19 day of June, 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)

Kenneth C. Easton
Illa Lea Easton

STATE OF OREGON,

County of Lane

June 19, 1981

Personally appeared the above named Kenneth C. Easton and Illa Lea Easton husband and wife

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 1-5-82

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

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)