

1-1-74

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That GLENN M. HOWARD and GLORIA A. HOWARD, Husband and Wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by T. KEITH POCOCK, 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:

"PARCEL 1

That part of the Southwest Quarter of the Southwest Quarter of Section 8, Township 40 South, Range 8 East of the Willamette Meridian, lying Southwesterly of the Keno Worden Highway.

EXCEPTING that part described in Deed Volume 60, Page 344.

PARCEL 2

That part of the Northwest Quarter of the Northwest Quarter of Section 17, Township 40 South, Range 8 East of the Willamette Meridian, lying Southwesterly of the Keno Worden Highway.

EXCEPTING a strip of land 60 feet wide along the East line of said Northwest Quarter of the Northwest Quarter of Section 17. The East line of said 60 foot strip to be the East line of said Northwest Quarter of the Northwest Quarter. (CONTINUED ON REVERSE)

(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 SUBJECT TO Contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions and rights of way of record and those apparent on the land; and reserving unto Grantors an interest in all subsurface geothermal resources 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 \$ 110,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is~~  
consideration (indicate which). (The sentence between the symbols  $\textcircled{1}$  if not applicable, should be deleted. See QRS 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 9<sup>th</sup> day of December, 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)

*Glenn M. Howard*  
*Gloria A. Howard*

STATE OF OREGON, )  
County of Klamath ) ss.  
December 9, 1981

Personally appeared the above named  
GLENN M. HOWARD and GLORIA A.  
HOWARD, Husband and Wife

and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

Before me:  
(OFFICIAL SEAL) *Barbara J. Addington*  
Notary Public for Oregon  
My commission expires: 3-22-85

STATE OF OREGON, County of ) ss.  
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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 be-  
half 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)

GLENN M. & GLORIA A. HOWARD  
P. O. Box 34  
Keno OR 97624  
GRANTOR'S NAME AND ADDRESS

Keith Pocock

GRANTEE'S NAME AND ADDRESS

After recording return to:

T. KEITH POCOCK  
14390 Keno Worden Rd.  
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

T. KEITH POCOCK  
14390 Keno Worden Rd.  
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.  
County of

I certify that the within instru-  
ment 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

(DESCRIPTION CONTINUED)

Together with the following easement:

A certain easement for irrigation between Lloyd V. Howard, Jr. and Cheryl Howard, Husband and Wife as First Party, and Glenn M. Howard and Gloria A. Howard, Husband and Wife as Second Party, dated the 4th day of December, 1981."

*[Handwritten signature]*  
*[Handwritten signature]*