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VOL. 70 PAGE 8469

WARRANTY DEED.

70-1345
SEP 23 4 10 PM 1970

KNOW ALL MEN BY THESE PRESENTS, That CLYDE M. HORSLEY and ALMETA HORSLEY, husband and wife, hereinafter called grantors, for the consideration hereinafter stated, to grantors paid by BYRON W. BACCHI and CAROL BACCHI, husband and wife, and HENRY FRANCIS BACCHI and BETTY BACCHI, husband and wife, hereinafter called grantees, do hereby grant, bargain, sell and convey unto the said grantees and grantees 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:

A piece or parcel of land situate in Sections 7 and 18, Township 34 South, Range 7½ East, Willamette Meridian, more particularly described as follows:

Beginning at a point in the center line of the Dixon and McQuiston Center Canal, as the same is now located and constructed, from which the section corner at the Southeasterly corner of Section 1, Township 34 South, Range 6 East of the Willamette Meridian, as established by Norman D. Price, U. S. Cadastral Engineer, between October 31, 1930 and June 22, 1931, bears North 0° 04' West, along said center line of the center canal 4276.0 feet, to a point in the center line of the Seven Mile Canal, as the same is now located and constructed, and South 56° 11' West 3923.8 feet to said corner, and running from said point of beginning East 2006.0 feet, more or less, to a point in the section line marking the Easterly boundary of the said Section 7, 1796.6 feet Southerly from the corner common to Sections 5, 6, 7 and 8, Township 34 South, Range 7½ East Willamette Meridian; thence South 0° 01½' West along said section line 3441.4 feet, more or less, to the section corner common to Sections 7, 8, 17 and 18, Township 34 South, Range 7½ East Willamette Meridian; thence South 0° 18½' West, along the section line marking the Easterly boundary of the said Section 18, 37.6 feet; thence West 2000.3 feet, more or less, to a point in the center line of the said Dixon and McQuiston Center Canal; thence North 0° 04' West, along the canal center line 3479.0 feet, more or less, to the point of beginning.

WARRANTY DEED, Page 1.

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PARCEL 2;

A piece or parcel of land situate in Section 18, Township 34 South, Range 7 $\frac{1}{2}$ East, Willamette Meridian, more particularly described as follows:

Beginning at a point in the center line of the Dixon and McQuiston Center Canal, as the same is now located and constructed, from which the section corner at the Southeasterly corner of Section 1, Township 34 South, Range 6 East Willamette Meridian, as established by Norman D. Price, U. S. Cadastral Engineer, between October 31, 1930, and June 22, 1931, bears North 00° 04' West along said center line of Center Canal, 7755.0 feet to a point in the center line of the Seven Mile Canal, as the same is now located and constructed, and South 56° 11' West 3923.8 feet to said corner, and running from said point of beginning East 2000.3 feet, more or less, to a point in the section line marking the Easterly boundary of said Section 18, 37.6 feet Southerly from the section corner common to Sections 7, 8, 17 and 18, Township 34 South, Range 7 $\frac{1}{2}$ East Willamette Meridian; thence South 00° 18 $\frac{1}{2}$ ' West along the said section line 3504.5 feet; thence West, 1977.3 feet, more or less, to a point in the center line of the said Dixon and McQuiston Center Canal; thence North 00° 04' West along the canal center line 3504.4 feet, more or less, to the point of beginning.

Subject to reservations and restrictions of record and easements and rights of way of record and those apparent on the land.

Subject to acreage and use limitations under the provisions of the United States statutes and regulations issued thereunder; and contracts and/or liens for irrigation and/or drainage.

Subject to mortgage, including the terms and provisions thereof, dated June 20, 1967, recorded July 21, 1967, in M-67 at page 5470, given to secure the payment of \$60,000.00, with interest thereon and such future advances as may be provided therein, executed by Clyde M. Horsley and Almeta Horsley, husband and wife, to Earl Wakefield as trustee of the Testamentary trust of James L. Wakefield, deceased, Earl Wakefield as Guardian of Josie Wakefield, an incompetent, Earl Wakefield and Vernice Wakefield, husband and wife, and Darlene Sweeney and Merrill Sweeney, husband and wife, which said mortgage the grantees expressly assume and agree to pay according to the terms thereof, and upon which said mortgage there is a principal balance due in the sum of \$52,359.36 on the date of the execution hereof.

TO HAVE AND TO HOLD The same unto the said grantees and grantees' heirs, successors and assigns forever.

And said grantors hereby covenant to and with said grantees and grantees' heirs, successors and assigns, that grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as hereinabove set forth; and that grantors will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all

73

FORM No. 105A-MORTGAGE

by and

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SELECTIVE SERVICE DATA

PERSONAL DATA

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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 \$80,000.00.

WITNESS Grantors hands this 22 day of September, 1970.

Clyde M. Horsley (SEAL)
Almeta Horsley (SEAL)

STATE OF OREGON,)
) ss.
 County of Klamath.)

September 22, 1970,

Personally appeared the above named CLYDE M. J. HORSLEY and ALMETA HORSLEY, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Robert A. Buckett
 Notary Public for Oregon
 My Commission Expires: 1/1/71

STATE OF OREGON,)
 County of Klamath) ss.

Filed for record at request of:
TRANSAMERICA TITLE INSURANCE CO
 on this 23 day of September A. D., 1970
 at 4:18 o'clock P.M. and duly
 recorded in Vol. M 70 of DEEDS
 Page 8469

WM. D. MILNE, County Clerk
 By Kazuo Dazil
 Fee \$4.50 Deputy.

Proctor & Buckett
250 Main

WARRANTY DEED, Page 3.

74

together with the debt thereby secured
 Witness our