

WARRANTY DEED

45883

VOL 11 PAGE 9373

This Indenture Witnesseth, THAT BARBARA E. TALLEY

hereinafter known as grantor for the consideration hereinafter recited, ha S bargained and sold, and by these presents do es grant, bargain, sell and convey unto

WILLIAM OLAF NELSON

his heirs and assigns, the following described premises, situated in KLAMATH County, Oregon, to-wit: A portion, of the Northeast one quarter of the Northwest one quarter of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, beginning 209 feet North of the Southeast corner of the Northeast quarter of the Northwest quarter of said section; thence West 418 feet; thence South 178 feet to the right-of-way line of the Dairy-Bonanza Highway; thence West along said right-of-way line 36 feet; thence North about 460 feet to the Southerly right-of-way line of the Klamath Falls-Lakeview Highway #140 (formerly #66); thence Northeasterly along said right-of-way line about 650 feet to the East line of the said NE 1/4 of the NW 1/4 of Section 34; thence South along said line about 731 feet to the point of beginning.

SUBJECT TO: Taxes for the current fiscal year 1970-71 which are now a lien, but not yet payable; Rights of the public in and to any portion of the above described property lying within the limits of roads or highways; Liens and assessments of Klamath Project and Horsefly Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith; Easement given The Pacific Telephone and Telegraph Company, dated October 26, 1939 and recorded November 22, 1939 in Book 125 at page 464 of Deed Records of Klamath County, Oregon, for pole and wire line; Right of Way, including the terms and provisions thereof, to the California Oregon Power Company, a California corporation, recorded April 15, 1931 in Volume 95 at page 113, and Volume 245 at page 626, Deed Records of Klamath County, Oregon; Right of Way, including the terms and provisions thereof, to The California Oregon Power Company, a California corporation, recorded December 23, 1955 in Deed Volume 280 at page 113, Records of Klamath County, Oregon.

The true and actual consideration for this transfer is \$.2500.00..... being

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee his heirs and assigns forever. And the said grantor does hereby covenant to and with the said grantee, his heirs and assigns, that she is the owner in fee simple of said premises; that they are free from all incumbrances, except as above set out and that she will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal this 14th day of October 1970.

Barbara E. Talley (SEAL) (SEAL)
NOTARY PUBLIC, State of Oregon, County of Klamath, ss. October 14th, 1970.
Personally appeared the above named Barbara E. Talley and acknowledged the foregoing instrument to be her voluntary act and deed.

From Office of
GANONG, GANONG & GORDON
First Federal Building
Klamath Falls, Oregon

Before me:
Kenneth J. Tucker
Notary Public for New Jersey
My commission expires November 17, 1973

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was received for record on the 20th day of October, 1970, at 3:19 o'clock P.M., and recorded in book 170 on page 9373 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne
County Clerk-Recorder.

By Phyllis Ruediger Deputy
Fee \$1.50

First Fed 5+L
538 main

STATE OF OREGON
County of Klamath

THIS CE
A. D., 1970

to be known as
executed the