

A-21016

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VOL 417 / PAGE 6686

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That LOREN D. VERTNER and MAGDALENA VERTNER, husband and wife, an estate in fee simple as tenants by the entirety, hereinafter called grantor, for the consideration hereinafter stated to grantor paid by CARL O. THOMPSON and GRACE M. THOMPSON, 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 Klamath County, and State of Oregon, described as follows:

PARCEL ONE: A tract of land within that parcel of real property described in Volume 255 on page 626, Deed Records of Klamath County, Oregon said tract being more particularly described as follows:

Beginning at a point on the Northerly boundary of the S $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 21, Township 39 South, Range 9 East of the Willamette Meridian from which the Northwest corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 21 bears South 88 degrees 50 $\frac{1}{2}$ minutes West 1115.0 feet; thence South 0 degrees 10 minutes West 596.3 feet; thence South 89 degrees 40 minutes East 122.0 feet; thence North 0 degrees 10 minutes East 600.3 feet, more or less, to the Northerly boundary of the said S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 21; thence South 88 degrees 50 $\frac{1}{2}$ minutes West 122.0 feet along said boundary to the point of beginning, being in the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 21.

PARCEL TWO: A tract of land within that parcel of real property described in Volume 255 on page 626, Deed Records of Klamath County, Oregon, said tract being more particularly described as follows:

Beginning at a point on the Northerly boundary of the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 21, Township 39 South, Range 9 East of the Willamette Meridian from which the Northwest corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Said Section 21 bears South 88 degrees 50 $\frac{1}{2}$ minutes West 1237.0 feet; thence South 0 degrees 10 minutes West, 600.3 feet, more or less, to the South boundary of said parcel described in above said Deed Records; thence South 89 degrees 40 minutes East 122.0 feet along said boundary; thence North 0 degrees 10 minutes East 604.3 feet, more or less, to the Northerly boundary of the said South half of the Northwest quarter of said Section 21; thence South 88 degrees 50 $\frac{1}{2}$ minutes West 122.0 feet along said boundary to the point of beginning in the S $\frac{1}{2}$ NW $\frac{1}{4}$ of said Section 21.

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PARCEL THREE: A tract of land within that parcel of real property described in Volume 255 on page 626, Deed Records of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Northerly boundary of the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, from which the Northwest corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 21 bears South 88 degrees 50 $\frac{1}{2}$ minutes West 1359.0 feet; thence South 0 degrees 10 minutes West 604.3 feet, more or less, to the South boundary of said parcel described in above said Deed Records; thence South 89 degrees 40 minutes East 122.0 feet along said South Boundary; thence North 0 degrees 10 minutes East 608.3 feet, more or less, to the Northerly boundary of the said S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of said Section 21; thence South 88 degrees 50 $\frac{1}{2}$ minutes West 122.0 feet along said boundary to the point of beginning, being in the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 21.

SUBJECT TO:

1. Reservations, restrictions, rights of way and easements of record and those apparent on the land;
2. Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder.
3. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith.
4. Rights of the public in any portion of the herein described premises lying within the limits of any road or highway.
5. Reservations contained in deed from Joe Meeker and Dorothy Meeker, husband and wife, to William Foote and Martha Foote, husband and wife, dated December 30, 1947, recorded January 13, 1948, on page 449 of Volume 215, Deed Records of Klamath County, Oregon, as follows: "There is reserved to the grantors herein and to their successors in interest, the perpetual right, privilege and easement of entering upon the above premises for the purpose of constructing and/or maintaining irrigation and/or drainage to other tracts to Morningside Gardens.
6. Mortgage, including the terms and provisions thereof, given by Loren D. Vertner and Magdalena Vertner, husband and wife, to Director of Veterans Affairs, dated December 3, 1969, recorded December 4, 1969, Volume M-69, page 10055, Microfilm records of Klamath County, Oregon, to secure the payment of \$17,100.00, which Mortgage Grantee expressly assume and agree to pay.

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 hereinabove set forth, and that grantor

WARRANTY DEED - Page 2

will warrant and forever defend the above granted and every part and parcel thereof against the claims and demands of all persons whomsoever, except under the above described encumbrances.

The true and actual consideration paid stated in terms of dollars, is the sum of Two and no/100ths Dollars (\$28,000.00).

In construing this Deed and where the singular includes the plural.

WITNESS Grantor's hand this 17th day

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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 the sum of Twenty-Eight Thousand and no/100ths Dollars (\$28,000.00).

In construing this Deed and where the context so requires, the singular includes the plural.

WITNESS Grantor's hand this 11th day of June, 1971.

* Loren D Vertner

* Magdalena Vertner

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

On this 11th day of June, 1971, personally appeared before me, a Notary Public in and for said County and State, the within named LOREN D. VERTNER and MAGDALENA VERTNER, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Lillian Wynon
Notary Public for Oregon
My Commission Expires: 11-16-73

STATE OF OREGON, }
County of Klamath } ss.

Filed for record at request of:
Klamath County Title Co.
on this 28th day of June A. D., 19 71
at 3:08 o'clock P. M. and duly
recorded in Vol. M-71 of Deeds
Page 6686

WM. D. MILNE, County Clerk 27
By James M. Kaulton Deputy.
Fee 4.50

Return
Carl O. Thompson
1088 7th
Norco, California

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June 25, 1971 3:05 pm

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