

A-22104

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WARRANTY DEED.

KNOW ALL MEN BY THESE PRESENTS, That PAUL H. FAIRCLO and ANN S. FAIRCLO, husband and wife, hereinafter called grantors, for the consideration hereinafter stated, to grantors paid by PAUL J. ARRITOLA and LUCIA M. ARRITOLA, hereinafter called the 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:

A tract of land in the Southeast one-quarter of Section 30, Township 39 South, Range 10 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the one-quarter corner common to Sections 29 and 30 of said Township; thence South 0° 18' 51" West along the East boundary of said Section 30, 883.90 feet; thence South 89° 22' 40" West, 30.00 feet to a point on the West boundary of Reeder Road for the true point of beginning; thence South 88° 52' 20" West, 2152.85 feet to a point on the East Boundary of the C-G cutoff; thence South 36° 18' East along the East Boundary of the C-G cutoff; 952.10 feet to a 5/8" iron pin; thence North 47° 50' East 510.67 feet to a 5/8" iron pin; thence North 82° 28' 30" East, 1072.00 feet to a 5/8" iron pin; thence South 34° 30' East, 37.23 feet to a 5/8" iron pin; thence North 89° 42' East, 124.45 feet to a 5/8" iron pin on the West Boundary of Reeder Road; thence North 0° 18' 51" East along said Road Boundary 356.52 feet to the true point of beginning.

SUBJECT To 1972-73 taxes which are now a lien but not yet payable; to contracts and/or liens for irrigation and/or drainage; and easements and rights of way of record and those apparent on the land.

RESERVING To the grantors, their heirs and assigns, a 20 foot easement along the Westerly boundary of the above-described property for the purpose of ingress and egress, irrigation and/or drainage, for the benefit of the following-described lands:

A tract of land situated in the SE 1/4 of Section 30, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at the one-quarter corner common to Section 29 and 30 of said Township and Range; thence South 0° 18' 51" West along the East Boundary of said Section 30 1240.42 feet; thence South 89° 22' 40" West 30 feet to a point on the West boundary of Reeder Road and the true point of beginning; thence South 89° 42' West 124.45 feet to a 5/8 inch iron pin; thence North 34° 30' West 37.23 feet to a 5/8 inch iron pin; thence South 82° 28' 30" West 1072 feet to a 5/8 inch iron pin; thence South 47° 50' West 510.67 feet to a 5/8 inch iron pin on the East boundary of the C-G cutoff; thence South 36° 18' East along the East boundary of said cutoff to the North Boundary of the Lost River Diversion Canal; thence Easterly along said North boundary to the West boundary of Reeder Road; thence North along the said West boundary to the point of beginning.

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

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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 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 \$45,000.00.

(Signature) WITNESS Grantors hands this 27th day of October, 1972.

Paul H. Fairclo
Ann S. Fairclo

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

October 27, 1972,

Personally appeared the above named PAUL H. FAIRCLO and ANN S. FAIRCLO, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(Signature)
Notary Public for Oregon
My Commission Expires: 8-5-75

STATE OF OREGON,
County of Klamath
Filed for record at request of
KLAMATH COUNTY TITLE CO
on this 27th day of OCTOBER A.D. 19 72
at 3:36 o'clock PM, and duly
recorded in Vol. M 72 of Deeds
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Wm D. MILNE, County Clerk
By Harold D. ... Deputy
Fee 44.00

Return
Paul H. Fairclo
1825 Logan
K. Falls