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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That PATRICK J. PATZKE and ANNIE J. PATZKE, husband and wife, hereinafter called the Grantors, for the consideration hereinafter stated, to Grantors paid by ROGER GLENN BURROUGHS and LINDA R. BURROUGHS, husband and wife, 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 situated in the SE 1/4 of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, being more particularly described as follows:

Beginning at an iron pin which marks the corner common to Sections 19, 20, 29 and 30; thence West 685 feet; thence North parallel to the East line of said Section 19 to the South line of the property described in Book M-69 at page 9417, Microfilm Records; thence North 87° 09' East 685 feet more or less along the South line of said property described in M-69 at page 9417, to the East line of said Section 19; thence South 1000 feet, more or less to the point of beginning.

SUBJECT TO:

1. Reservations, restrictions, rights of way and easements of record and those apparent on the land.
2. The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm use. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last five or lesser number of years in which the land was subject to the special land use assessment.

NOTE: The forthcoming purchaser has 60 days after the transfer of ownership within which to re-apply for the above deferral.

3. Reserving unto Grantors, their heirs, successors and assigns, an easement for access purposes over the South 20 feet of the North 40 feet of the above-described real property.

WARRANTY DEED, PAGE ONE.

*Return to Buyer
Buyer's Copy*

4. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.

5. By an instrument recorded in Book 42 at page 572, page 639, there was an acceptance of the terms and conditions of the Reclamation Extension Act.

6. An easement created by instrument, including the terms and provisions thereof, dated July 17, 1965, recorded June 16, 1966 in Book M-66 at page 6226, Microfilm Records, in favor of Pacific Power & Light Co., for electric transmission line over SE 1/4 SE 1/4 of Sec. 19, Twp 39 S., R 10 EWM.

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 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 \$35,500.00.

WITNESS Grantor's hand this 3rd day of ^{December} November, 1973.

Patrick J. Patzke

Annie I. Patzke

STATE OF OREGON)
County of Klamath) ss.

Personally appeared the above named PATRICK J. PATZKE and ANNIE I. PATZKE, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME this 3rd day of ^{December} November, 1973.

Sharon Kay Way
Notary Public for Oregon

NOTARY PUBLIC FOR OREGON
My Commission expires: 12/31/77

WARRANTY DEED, PAGE TWO.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO.

this 11th day of DECEMBER A.D., 1973 at 10:47 o'clock AM, and duly recorded in

Vol. M 73 of DEEDS on Page 15655

FEF \$ 11.00

By WM. D. MILNE, County Clerk
Sharon Kay Way Deputy