

85660

Vol. *114* Page *1105* *28-6322*

WARRANTY DEED

IVAN OLLIFFE and NORMA M. OLLIFFE, husband and wife,
Grantors, convey and warrant to THOMAS A. JOBE and GERALDINE
JOBE, husband and wife, Grantees, the following described real
property, free of all encumbrances, except as specifically
set forth herein:

A parcel of land situated in Section 1, Township
40 South, Range 9 East of the Willamette Meridian,
Klamath County, Oregon, being more particularly
described as follows:

Beginning at a 5/8 inch iron pin marking the North-
west corner of the SE 1/4 of said Section 1; thence
South 00°04'23" West along the West line of said
SE 1/4, 1266.99 feet to a 5/8 inch iron pin at the
Northerly right-of-way line of a Southern Pacific
Railroad track; thence South 33°30'10" East, along
said railroad right-of-way line, 78.22 feet to a
5/8 inch iron pin at the South line of the N 1/2
of said SE 1/4; thence South 89°45'37" East along
said South line N 1/2 SE 1/4, 1165.34 feet to a 5/8
inch iron pin at the Westerly right-of-way line of
the Klamath Irrigation District No. 19 drain; thence
along said Westerly right-of-way line of No. 19 drain
the following courses and distances; North 18°41'36"
West 474.44 feet; North 07°27'21" East, 379.19 feet;
North 62°32'19" West, 150.26 feet; North 42°01'53"
West, 461.08 feet; North 19°02'07" East, 102.64
feet to a 5/8 inch iron pin on the North line of said
SE 1/4; thence North 89°45'40" West along said North
quarter section line, 695.49 feet to the point of
beginning.

TOGETHER WITH: a 30.00 foot wide easement for the
purpose of ingress and egress adjacent to and Southerly
of the Southerly right-of-way line of said No. 19 drain
and Northerly of the following described line: Commencing
at a railroad spike marking the Northeast corner of
said SE 1/4 of Section 1; thence North 89°45'40" West
along the North line of said SE 1/4, 30.00 feet to a
3/4 inch iron pin on the Westerly right-of-way line
of Oregon State Highway No. 39; thence South 00°11'
45" West along said Westerly right-of-way line 504.23
feet to a 5/8 inch iron pin marking the POINT OF BEGINNING
for this description; thence leaving said Westerly
right-of-way line South 39°56'26" West, 530.49 feet to
a 5/8 inch iron pin; thence North 75°05'16" West, 647.21
feet to a 5/8 inch iron pin; thence North 54°01'20"
West, 304.33 feet to a 5/8 inch iron pin; thence North

WARRANTY DEED, PAGE ONE.

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85°24'20" West 243.00 feet to a 5/8 inch iron pin at the Easterly right-of-way line of a branch of said No. 19 drain, the terminus of the above described easement.

SUBJECT TO:

1. Reservations, restrictions, rights of way, 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;

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

The true and actual consideration paid for this conveyance is \$22,500.00.

WITNESS Grantors' hands this 1st day of FEBRUARY, 1974.

Ivan Olliffe

Norma M. Olliffe

STATE OF OREGON)
County of Klamath) ss.

Personally appeared IVAN OLLIFFE and NORMA M. OLLIFFE, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

Susan Kay Way
Susan Kay Way
Notary Public for Oregon
My commission expires 6/1/79

NOTARY PUBLIC FOR OREGON
My Commission Expires:

Unless a change is requested all tax statements shall be sent to the following address:

Department of Veteran's Affairs
1225 Ferry Street, S. E.
Salem, Oregon 97310

WARRANTY DEED, PAGE TWO.

STATE OF OREGON,
County of Klamath
Filed for record at request of
TRANSAMERICA TITLE INS. CO
on this 1st day of FEBRUARY A.D. 1974
at 11:26 o'clock A M. and duly
recorded in Vol. M 74 of DEEDS
page 1105
Wm D. MILNE, County Clerk
By *Hazel Dray* Deputy
Fee \$ 11.00

FORM NO. 1
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FEB 11 26 AM 1974
PARCEL
Klamath

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1. To pay all
2. Not to per
3. Not to per
4. Not to per
5. Not to per
6. Mortgages
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