STATE OF ORSCONSO 38 5303 4034 87315 87616 m 14 Poge 4429 WHEN RECORDED MAIL TO: Vol. Diacominiferes + Zamit 635Main At Countin of I certify that the within instruc ment was received for record on the .day of (DON'T USE THIS SPACE; RESERVED o'clock City at . OF AS on pade FOR RECORD in book ABEL IN COUN Recfiling fee number. TISS WHERE ord of Deeds of said County. USED.) MAIL TAX STATEMENTS TO: seal of Witness my hand and County affixed. Meredith B. Montgomery and Norma J. Montgomery Post Office box 262 Title 97632 Malin, Oregon Deputy R KNOW ALL MEN BY THESE PRESENTS, That WALTER H. STASTNY to grantor paid by _____MEREDITH_B.__MONTGOMERY_and_NORMA_J__MONTGOMERY, 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 6 uated in the County of . The description of the property is described in Exhibit "A", which H is attached hereto, so marked, and by this reference made a part 18. hereof. 2 SUBJECT TO: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Malin Irrigation District; rights of the public in and to any portion of 3 1 said premises lying within, the limits of roads and highways; an easement created by instrument, including the terms and provisions thereof, dated June 4th, 1929, recorded June 7th, 1929, in Book 87 at Page 313. Deed Records. in favor of California-Oregon Power . Coltine Company. (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) 1.7 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 推动 grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, EXCEPT as set forth above. -10 -0 and that ĊΟ grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawgranioi will waltant and torover defend the above granice prefiless and every part and parter thereof against the law ful 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 \$.5,000.00 In construing this deed and where the context so requires, the singular includes the plural March Watter H. Stac E OF OREGON, County of KLEMEIN) ss. Personally appeared the above named WALTER H. STASTNY STATE OF OREGON, County of Klemath an de la CALCULATION OF A CRAESE STATE voluntary act and d and acknowledged the foregoing instrument to be U Before me: Notary Public for Oregon (OFFICIAL SEAL) My commission expires Aug 5 1974 MAIL TAX STATEMENTS AS DIRECTED ABOVE GIACOMINI, JONES & ZAMSKY ATTORNEYS AT LAW A PROFESSIONAL CORPORATION 635 MAIN STREET KLAMATH FALLS. OREGON SECTION 1245 1.15

X

1.68

AND AND



EXHIBIT "A" 4035 4430

A parcel of land situated in Section 24, T415, R12E, W.M., Klamath County, Oregon being more particularly described as follows:

Commencing at the northeast corner of said Section 24; thence S00°01'04"W along the east line of said Section 24, 1033.63 feet to the POINT OF BEGINNING for this description; thence leaving said east section line N87°01'49"W, 33.54 feet to a 5/8 inch iron pin in the west right-of-way fence of Stastny Road; thence continuing N87°01'49"W and along the southern edge of an irrigation ditch, 587.87 feet to a 5/8 inch iron pin; thence continuing N87°01'49"W along said southern edge of an irrigation ditch; thence S00°41'24"E along center of a north-south drain ditch; thence S00°41'24"E along the center of said north-south drain ditch, 60.62 feet; thence S14°16'13"W continuing along said north-south drain ditch, 288 S14°16'13"W continuing said north-south drain ditch easterly along said south line the NE 1/4 NE 1/4 of said section 24; thence leaving said north-south drain ditch easterly along said south line NE 1/4 NE 1/4 to said east section line; thence N90°01'04"E along said east section line to the point of beginning containing 4.77 acres more or less.

Excepting therefrom: The area lying within the right-of-way of Stastny Road.

Subject to: An irrigation ditch easement the boundary of which is more particularly described as follows:

Commencing at the northcast corner of the above described property; thence N87°01'49"W along the north line of the above described property, 33.54 feet to a 5/8 inch iron pin in the west right-of-way line of Stastny Road marking the POINT OF BEGINNING for this description; thence continuing N87°01'49"W BEGINNING for this description; thence continuing N87°01'49"W along said north property line, 12.00 feet; thence leaving said along said north property line, 12.00 feet; thence S60°34'35"E, north property line S01°13'40"W, 271.88 feet; thence S60°34'35"E, 20.36 feet to said west right-of-way line of Stastny Road; thence N00°01'04"E along said west right-of-way line, 291.20 feet to

the point of beginning.

NO FEE

141 24

TATE OF OREGON; COUNTY OF KLAMATH; ss. Filed for record at request of <u>TRANSAMERICA TITLE INS</u>. Comment this <u>3rd</u> day of <u>MARCH</u> A. D. 19.74. at / o'clock^A M. and duly recorded in Vol. <u>M 74</u>, of <u>DEEDS</u> on Page 4034 FEE \$ 4.00 INDEXED By Has A D. MILNE, County Clerk D

STATE OF OREGON; COUNTY OF KLAMATH; ss. re-recorded - correct date - should be April TRANSAMERICA TITLE INS. CO instead of March 1974 Filed for record at request of the state of the state

this <u>11th</u> day of <u>APRIL</u> A. D., 19.74 at .8;45 o'clock <u>A.M.</u>, and duly recorded in Vol. <u>M. 74</u> of <u>DEEDS</u> on Page <u>4429</u>

By Gard & Hand Deputy