

92433

Vol. <sup>10</sup> 74 Page 10491

WARRANTY DEED

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PAUL STEWART, JR. and CARRIE ANN STEWART, husband and wife,  
Grantors convey and warrant to TOM L. SMITH and PATSY SUE SMITH,  
husband and wife, Grantees, the following described real property  
located in Klamath County, State of Oregon, free of all encumbrances  
except as specifically set forth herein:

A tract of land situated in the SW 1/4 SE 1/4 of Section  
34, Township 39 South, Range 9 East of the Willamette  
Meridian, more particularly described as follows:

Beginning at a 5/8" x 30" iron pin marking the Southeast  
corner of the SW 1/4 SE 1/4 of said Section 34; thence  
North 00° 07' 48" East along the East line of the W 1/2 SE  
1/4 of said Section 34, said line being the centerline of  
the County Road, a distance of 259.67 feet to a point; thence  
North 89° 52' 12" West a distance of 30.00 feet to a 5/8"  
x 30" iron pin on the Westerly right of way line of said  
County Road to the true point of beginning; thence North 00°  
07' 48" East along the West line of the County Road a dis-  
tance of 240 feet; thence North 89° 51' 12" West a distance of  
800.5 feet, more or less to the centerline of the U.S. B. R.  
C-4 Canal; thence Southerly and Westerly along the centerline  
of said irrigation canal to a point that is North 89° 26' 49"  
West a distance of 962.02 feet from the true point of begin-  
ning of this description; thence South 89° 26' 49" East a  
distance of 62.00 feet to the Northwest corner of that tract  
of land described in Deed Volume 299 at page 209; thence con-  
tinuing South 89° 26' 49" East along the North line of said  
tract of land a distance of 900.02 feet to the true point of  
beginning.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of  
record and those apparent on the land;
2. Taxes for 1974-75 are now a lien, but not yet payable;
3. Regulations, including levies, assessments, water and  
irrigation rights, and easements for ditches and canals of Klamath  
Irrigation District;
4. Pumping contracts and construction charge contracts and in-  
cluding the terms and provisions thereof, said construction charges  
being dated December 28, 1935, recorded January 2, 1936, in Deed Vol-  
ume 105 at page 490, and June 24, 1941, recorded July 11, 1941,  
in Deed Volume 139 at page 361, both between United States of America  
and Earl Mack, et ux;
5. An easement, created by instrument, including the terms  
and provisions thereof, dated January 28, 1952, recorded October  
24, 1952, in Book 257 at page 342, Deed Records, in favor of United  
States of America, for C-4-E Lateral, over SE 1/4 Section 34,  
Township 39 South, Range 9 East of the Willamette Meridian.

The true and actual consideration paid for this conveyance  
is \$53,000.00.

WARRANTY DEED, PAGE ONE.

AUG 27 3 55 PM 1974



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WITNESS Grantors' hand this 23rd day of August, 1974.

x Paul Stewart, Jr.  
Paul Stewart, Jr.

x Carrie Ann Stewart  
Carrie Ann Stewart

STATE OF CALIFORNIA }  
County of Ventura } ss.

Personally appeared PAUL STEWART, JR. and CARRIE ANN STEWART,  
husband and wife, and acknowledged the foregoing instrument to  
be their voluntary act and deed.

BEFORE ME:



Pauline Cochran  
NOTARY PUBLIC FOR CALIFORNIA  
My Commission Expires: Feb. 16, 1976

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

STATE OF OREGON, I  
County of Klamath I  
Filed for record at request of  
Transamerica Title Co.  
on this 27th day of August A.D. 19 74  
at 3:55 o'clock P M, and duly  
recorded in Vol. M 74 of Deeds  
Page 10491  
Wm D. MILNE, County Clerk  
By Hazel Davis Deputy  
Fee 4.00

AFTER RECORDING RETURN TO:

Mr. and Mrs. Tom L. Smith  
2432 Redwood Street  
Klamath Falls, Oregon 97601

WARRANTY DEED, PAGE TWO.