

2739

WARRANTY DEED

Vol 75 Page 8011

KNOW ALL MEN BY THESE PRESENTS, That LESLIE D. STEWART and JESSIE L. STEWART, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HORSEFLY IRRIGATION DISTRICT

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's 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:

Beginning at the Southwest corner of Block 21, FIRST ADDITION TO BONANZA: thence North 33° 50' East 303.0 feet more or less to a point on the South right of way of the Horsefly Irrigation Canal; thence South 56° 10' East 185.0 feet to the point that is the Southwest corner of Tax Lot 22; thence South 188.0 feet to the point of beginning; thence South 56° 10' East 134.4 feet to a point on the South right of way of the Horsefly Ditch; thence South 28° 11' 30" East 42.94 feet along the right of way to a point at the inlet of the Horsefly Ditch and the West line of Lost River; thence along the meander line to a point that is 90.0 feet more or less South 57° 0' East of a point that is 152.0 feet South of the point of beginning; thence North 57° 0' West 90.0 feet to a point; thence North 152.0 feet to the point of beginning.

Subject, however, to the following:

1. Liens, if any, of the City of Bonanza.
2. Regulations, including levies, assessments, water and irrigation rights and (for continuation see reverse of this deed)

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 grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

and that grantor will warrant and forever defend the said 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 \$ 10.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 8th day of July, 1975; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath ss.  
July 8, 1975.

Personally appeared the above named

Leslie D. Stewart and Jessie L. Stewart

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires July 1, 1979

STATE OF OREGON, County of \_\_\_\_\_ ss.

Personally appeared \_\_\_\_\_ and \_\_\_\_\_

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of \_\_\_\_\_

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Leslie D. and Jessie L. Stewart

Box 253

Bonanza, Oregon 97623

GRANTOR'S NAME AND ADDRESS

Horsefly Irrigation District

Bonanza, Oregon 97623

GRANTEE'S NAME AND ADDRESS

After recording return to:

Horsefly Irrigation District

P.O. Box 188

Bonanza, Oregon 97623

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_ ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,

at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_

Record of Deeds of said county. Witness my hand and seal of County affixed.

Recording Officer

By \_\_\_\_\_

Deputy

SPACE RESERVED FOR RECORDER'S USE

JUL 15 1975

RECEIVED

205

8012

easements for ditches and canals of Horsefly Irrigation District.  
3. Right, title and interest of Horsefly Irrigation District as disclosed  
by Deed Volume 342 at page 262, dated November 4, 1960, recorded January 3,  
1963.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of \_\_\_\_\_  
this 15th day of JULY A. D. 1975 at 2:05 o'clock P. M., and  
duly recorded in Vol. N 75, of DEEDS on Page 8Q11

FEE \$ 6.00

W. D. MILNE, County Clerk  
By *Harold Drayton*