

5453

WARRANTY DEED (INDIVIDUAL)

1175

11833

38-9448

MARTIN W. CARELLI and LOZETTA C. CARELLI, husband and wife

hereinafter called grantor, convey(s) to

EDWARD I. MITCHELL,

all that real property situated in the County

of Klamath, State of Oregon, described as:SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS
REFERENCE MADE A PART HEREOF.....

SUBJECT TO:

1. Regulations, including leives, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.
2. Covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as
set forth above

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 76,200.00 *Dated this 25th day of September, 19 75.Martin W. Carelli
Martin W. CarelliLozetta C. Carelli
Lozetta C. CarelliSTATE OF OREGON, County of Klamath) ss.On this 25th day of September, 19 75 personally appeared the above named
Martin W. Carelli & Lozetta C. Carelli and acknowledged the foregoing
instrument to be their voluntary act and deed.Marlene T. Addington
Notary Public for Oregon
My commission expires 3-21-77

Before me:

Marlene T. Addington
Notary Public for OregonMy commission expires: March 21, 1977

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to:
Mr. Edward I. Mitchell
P.O. Box 122
Klamath Falls, OR 97601

Same as above

Form No. 0-960
(Previous Form No. TA 16)

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 _____ Records of Deeds of said County.
Witness my hand and seal of County affixed._____
Title

By _____ Deputy

11834

The following described real property in Klamath County, Oregon:

All that portion of the $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 34, Township 39 South, Range 9 East of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 34, running thence Westerly along the South line of Section 34, 640 feet; thence North 20°40' West 31.5 feet; thence North 2°50' East 754 feet; thence North 50°49' West 175 feet; thence North 2°53' West 325 feet; thence North 11° East 530 feet, more or less, to a point in the center line of the U.S.R.S. C-4 Canal; thence along the center line of said Canal South 88° East 670 feet, more or less, to a point in the East line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 34 at a point 1725 feet North of the point of beginning; thence South 1725 feet to the point of beginning;

LESS AND EXCEPTING rights of way for irrigation ditches, drain ditches and county roads.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Company

this 29th day of September, A. D. 1975, at 3:48 o'clock P. M., and

duly recorded in Vol. M75, of Deeds, on Page 11833

Fee \$6.00

By Wm D. MILNE County Clerk