

6580

38-9737

WARRANTY DEED Vol. 75 Page 1344

KNOW ALL MEN BY THESE PRESENTS, That Lowell N. Jones and Harmony H. Jones, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Lowell N. Jones Co., an Oregon Corporation, hereinafter called 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:

SEE ATTACHED AND MADE A PART HEREOF

SUBJECT TO: 1975-76 real property taxes; easements, regulations and assessments of Klamath Irrigation District; rights of the public in and to any portion lying within the limits of roads and highways; the rights of the public and of Governmental bodies in and to any portion lying below the high water mark of the Lost River; reservation of easement for ingress and egress in Volume M-68 at Page 5257 and easement set forth in Deed Book 144 at Page 36.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 1975-76 taxes and those set forth above,

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 \$ 7,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 24th day of October, 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)

Lowell N. Jones
Harmony H. Jones

STATE OF OREGON, } ss.
County of Klamath
October 24, 1975, 19

Personally appeared the above named Lowell N. Jones and Harmony H. Jones, husband and wife,

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

Subscribed and sworn to before me: *Walter D. Beckner*

Notary Public for Oregon
My commission expires: 11/25/76

STATE OF OREGON, County of _____, 19 _____, 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Lowell N. Jones, et ux
P. O. Box 1866
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS
Lowell N. Jones Co., an Ore. Corp.
P. O. Box 1866

GRANTEE'S NAME AND ADDRESS
Klamath Falls, Oregon 97601

After recording return to:

Lowell N. Jones Co.
as above

NAME, ADDRESS, ZIP

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

Lowell N. Jones Co.

as set forth above

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.

County of _____

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

13425

The following described real property in Klamath County, Oregon:

All that portion of Lot 7, Section 14, Township 39 South, Range 10 East of the Willamette Meridian included in the parcel of land described as follows:

Beginning at a point on the North boundary of Lot 7, Section 14, Township 39 South, Range 10 East of the Willamette Meridian, from which the one-quarter section corner common to Sections 14 and 15, Township and range aforesaid, bears North 34° 44' West 1607.5 feet and running thence South 513.5 feet to an iron pin; thence West 341.7 feet to an iron pin; thence North 33° 43' West 54.6 feet to an iron pin; thence North 34° 37' East 204.4 feet; thence North 30° 21' East 347.5 feet to an iron pin; thence East 80.4 feet to the iron pin marking the place of beginning.

SAVING AND EXCEPTING that portion of the above described parcel of land now occupied by the right of way for the F-1 lateral of the Klamath Project.

A parcel of land lying in Lot 7 of Section 14, Township 39 South, Range 10 East of the Willamette Meridian and being that part within Section 14 of the following described tract lying partly in Section 14 and partly in Section 15 to-wit:

Beginning at a one-inch iron pin set on the South bank of Lost River, said point being South 89° 30' West a distance of 1054.0 feet from the section corner common to Sections 14, 15, 22 and 23, Township 39 South, Range 10 East of the Willamette Meridian, said distance being measured along the East-West Section line between Sections 15 and 22; thence North 89° 30' East a distance of 366.0 feet to the North right of way of the Klamath Irrigation District Canal, said point being monumented by a 5/8 inch iron pin; thence following right of way of said canal, North 54° 45' East a distance of 200.0 feet; thence North 62° 33' East a distance of 452.0 feet; thence North 44° 11' East a distance of 400.0 feet; thence North 55° 25' East a distance of 215.0 feet to a point on the North bank of said canal and the South boundary of the County Road; thence North 52° 05' West a distance of 93.0 feet to the South bank of Lost River, said point being monumented by a 5/8 inch iron pin; thence following the South bank of Lost River downstream to the point of beginning.

It is the intention that this description does not cover any of the Tract lying within Section 15.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO

this 27th day of OCTOBER A. D., 19 75 at 3:38 o'clock P. M., and duly recorded in

Vol. M 75 of DEEDS on Page 13424

FEE \$ 6.00

WM. D. MILNE, County Clerk

By Hazel Draper Deputy