

9659

38-9863

WARRANTY DEED (INDIVIDUAL)

1341

JOE H. WRIGHT

hereinafter called grantor, convey(s) to  
MARION H. OWENS and LUCILLE M. OWENS, as tenants by the entirety  
all that real property situated in the County

of Klamath, State of Oregon, described as:

See attached description - Exhibit "A"  
 SUBJECT TO: Liens and assessments of Klamath Irrigation District,  
 Oil lease, including the terms and provisions thereof to Klamath  
 Oil Company, recorded May 6, 1920 in Book 52 at page 420, Deed  
 records of Klamath County, Oregon.  
 As disclosed by the assessment and tax roll, the premises herein  
 have been specially assessed for farm use. If the land becomes  
 disqualified for this special assessment under the statutes, and  
 additional tax, plus interest and penalty, will be levied for the  
 number of years in which this special assessment was in effect for  
 the land.

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 \$ 30,000.00

Dated this 26th day of January, 1976

*Joe H. Wright*

STATE OF OREGON, County of Klamath ) ss.

January 28

Joe H. Wright

instrument to be His voluntary act and deed.

1976 personally appeared the above named  
 and acknowledged the foregoing

Before me:

*William B. Doane*

Notary Public for Oregon

My commission expires: 7-17-78

- \* 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)

Joe H. Wright

TO

Marion H. Owens

Lucille M. Owens

After Recording Return to:

Marion H. Owens

Rt. 1 Box 72F

Klamath Falls, Oregon 97601

Tax Statements:

Department of Veterans' Affairs

1225 Ferry Street SE

Salem, Oregon 97310

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

FEE \$ 6.00

Wm D. MILNE, County Clerk

*Wm D. Milne*

976 JUN 28 PM 2 34

the following described real property in Klamath County, Oregon:

1341-A

PARCEL 1

Beginning at the North one-quarter corner of Section 21, Township 39 South, Range 9 East of the Willamette Meridian; thence East, along the North boundary of said Section 21 to the Southwesterly boundary of the U.S.R.S. A-3 Lateral; thence Southeasterly, along said Lateral boundary to the Westerly boundary of the U.S.R.S. 1-G drain; thence Southerly along said drain boundary to the Northerly boundary of the U.S.R.S. No. 1 drain; thence Northwesterly along said drain boundary to the West boundary of the Northeast  $\frac{1}{4}$  of said Section 21; thence North, along the West boundary of the Northeast  $\frac{1}{4}$  of Section 21 to the true point of beginning.

PARCEL 2

Commencing at the North one-quarter corner of Section 21, Township 39 South, Range 9 East of the Willamette Meridian; thence South along the West boundary of the Northeast  $\frac{1}{4}$  of said Section 21 to the Southerly boundary of the U.S.R.S. No. 1 drain for the true point of beginning of this description; thence Southeasterly along said drain boundary, to the North boundary of Joe Wright Road; thence West along said road boundary to the Easterly boundary of the Lost River Diversion Channel; thence Northwesterly, along said diversion channel boundary to the West boundary of the Northeast  $\frac{1}{4}$  of said Section 21; thence North, along the West boundary of the Northeast  $\frac{1}{4}$  of said Section 21 to the true point of beginning.

PARCEL 3

That portion of the S $\frac{1}{2}$ SW $\frac{1}{4}$  of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, lying East of Klamath Irrigation District Drain 1-G-2-A.

PARCEL 4

That part of the N $\frac{1}{2}$  of the NW $\frac{1}{4}$  of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, which lies North of the U.S.R.S. Lost River Diversion Channel; less a strip 30 feet wide off West side of NW $\frac{1}{4}$  of said Section 21 deeded to Klamath County, Oregon, by Fritz R. Hauger and wife, by Deed dated July 27, 1920 and recorded February 15, 1926 in Book 69 at page 287 of said Deed Records and less that portion described in Order No. 4255 of the District Court of the United States for the District of Oregon, entitled "Judgment of Declaration of Taking and Order Granting Possession", recorded in Book 229 at page 308 of Klamath County, Oregon, Deed Records.

EXCEPTING THEREFROM

A piece or parcel of land beginning at a point that is 124 feet South of the section corner common to Sections 16, 17, 20 and 21 and on the West side of Section 21; thence East at right angles to said West section line 440 feet to a point; thence South 400 feet and parallel to the West line of said Section 21 to a point; thence West 440 feet, more or less, and at right angles to the West line of said Section 21 to the West line of Section 21; thence North along the said West line of said Section 21, 400 feet, more or less, to the point of beginning.

AND ALSO EXCEPTING THEREFROM from the above described parcels, any part lying within the boundaries of drains and laterals.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANS-AMERICAN TITLE INS. CO.  
this 28th day of JANUARY A.D. 1976 at 2:34 o'clock P.M.  
fully recorded in Vol. N 76, of GRANTS on Page 1341

FEE \$ 6.00

Wm D. MILNE, County Clerk

*Hazuk Hazuk*