

14838

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WARRANTY DEED

ROBERT W. ORAHOD Grantor conveys and warrants to
DON LYONS, also known as DONALD B. LYONS, Grantee, the following
described real property located in Klamath County, State of
Oregon, free of all encumbrances, except as specifically set
forth herein: AN UNDIVIDED ONE-HALF INTEREST IN THE FOLLOWING

PROPERTY:

NE 1/4 SW 1/4 lying Northwesterly of Klamath
Irrigation District Drainage Canal and Southwesterly
of the Southern Pacific Railroad right-of-way, in
Section 20, Township 40 South, Range 10 East of
the Willamette Meridian, Klamath County, Oregon, more
particularly described as follows:

Beginning at a point which is South 2847.27 feet
and East 1785.48 feet from the Northwest corner of
said Section 20. This being the intersection of
Southwesterly right-of-way of railroad and Easterly
right-of-way of existing Klamath Irrigation Drainage
Canal; thence following the Easterly right-of-way
line of the said drain the following courses and
distances: S 4°40' E 180.0 feet to a point; thence
S 44° 13' E 409.0 feet to a point; thence S74° 08'
E 231.6 feet along the said Easterly right-of-way
to a point which is also the intersection of the
Southwesterly right-of-way of railroad; thence N. 43°
53' W. 754.0 feet along Southwesterly right-of-way
of railroad (the bearing and distance being the long
chord) to the point of beginning.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements
of record and those apparent on the land;

2. The premises herein described are within and subject
to the statutory powers, including the power of assessment of
Klamath Project and Klamath Irrigation District;

~~3. The premises herein described are within and subject
to the statutory powers, including the power of assessment of
Klamath Project and Klamath Irrigation District;~~

4. Right of way, created by instrument, including the
terms and provisions thereof, dated November 12, 1910, recorded
December 9, 1910 in Volume 30, page 478, Deed Records of Klamath
County, Oregon in favor of Modoc Northern Railway Company;

5. Easements, including the terms and provisions thereof,
given to The California Oregon Power Company as follows: (1)
Dated June 20, 1929, recorded July 1, 1929, Deed Vol. 87, page
413; (2) Dated November 7, 1938, recorded November 18, 1938, Deed
Volume. 118, page 545, all records of Klamath County, Oregon. (Blanket
easement).

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The true and actual consideration paid for this conveyance
is \$13,000.00.

WITNESS Grantor's hand this 1st day of May, 1976.

Robert W. Orahood

STATE OF OREGON)
County of Klamath) ss.

Personally appeared ROBERT W. ORAHOOD and acknowledged
the foregoing instrument to be his voluntary act and deed.

BEFORE ME:

Susan Kay Way
Susan Kay Way
Notary Public for Oregon
My commission expires 6/12/97

NOTARY PUBLIC FOR OREGON
My Commission Expires:

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

Mr. and Mrs. Merle E. Woodley
P. O. Box 27
Malin, Oregon

AFTER RECORDING RETURN TO:

Mr. Don Lyons
1724 Homedale Road
Klamath Falls, Oregon 97601

STATE OF OREGON,
County of Klamath

Filed for record at request of

MOUNTAIN TITLE CO

on this 10 day of June A.D. 19 76

at 4:05 o'clock P M, and du

recorded in Vol. M 76 of DEEDS

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Wm D. MILNE, County Clerk

By Hazel May Deputy

Fee \$ 6.00

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