

NTC 443-1902

STEVENSON LAW PUBLISHING CO., PORTLAND, OR 97204

1C

15076

WARRANTY DEED

Vol. 76 Page 8962

KNOW ALL MEN BY THESE PRESENTS, That JOE FARRELL and LOIS FARRELL, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CAROLYN F. PEACORE

, 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:

A parcel of land situated in the SW1/4 of Section 9, T39S, R10E, W.M. Klamath County, Oregon being more particularly described as follows:

Beginning at a 1/2 inch iron pin marking the southwest corner of the W1/2 E1/2 NE1/4 SW1/4 of Section 9; thence N 0° 14' 19" E, 446.60 feet to a 1/2 inch iron pin; thence N 0° 10' 38" E. 273.23 feet to a 1/2 inch iron pin; thence S 89° 27' 29" E, 328.50 feet to a 1/2 inch iron pin on the east line of said W1/2 E1/2 NE1/4 SW1/4; thence S 0° 6' 40" W along said east line W1/2 E1/2 NE1/4 SW1/4, 717.87 feet to a 1/2 inch iron pin marking the southeast corner of said W1/2 E1/2 NE1/4 SW1/4; thence N 89° 48' W along the south line of said NE1/4 SW1/4, 329.80 feet to the point of beginning containing 5.43 acres more or less.

TOGETHER WITH: An easement for roadway purposes 30.00 feet in width across the westerly portion of the W1/2 E1/2 NE1/4 SW1/4 of said Section 9, being adjacent to and easterly of the west line thereof and beginning at the north line of said W1/2 E1/2 NE1/4 SW1/4 and terminating at the north line of the above described parcel.

ALSO TOGETHER WITH: An easement for power line maintenance 20.00 feet in width across the southerly portion of the E1/2 E1/2 NE1/4 SW1/4, being adjacent to and northerly of the south line thereof; said easement beginning at the westerly right-of-way line of Pine Grove Road, a county road, and terminating at the east line of the above described parcel.

SUBJECT TO: An easement for roadway purposes 30.00 feet in width across the westerly portion of the above described parcel, being adjacent to and easterly of the west line thereof.

(over)

JOE & LOIS FARRELL
1419 Pine Grove Road
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

CAROLYN F. PEACORE
GRANTEE'S NAME AND ADDRESS

After recording return to:

CAROLYN F. PEACORE

4348 Homedale Rd.
City, 97601
NAME, ADDRESS, ZIP

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

Carolyn F. Peacore
4348 Homedale Rd.
City, 97601
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.

SPACE RESERVED
FOR
RECORDER'S USE

By Recording Officer
Deputy.

76 JUN 17 AM 10 42

ALSO SUBJECT TO: Use by Sellers of existing well, pump, and facilities for a period of one year from the date hereof. Sellers to maintain same in such conditions as they now are, at their own expense.

ALSO SUBJECT TO: A 10 foot easement along the west side of the easterly edge of the property of the above mentioned 30 foot easement for utility purposes to provide pipe access to irrigation ditch running on the Southerly portion of said property in accordance with agreement between the parties recorded herewith.

To Have and to Hold the same unto the said grantees 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.

warrant and forever defend the above granted 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 \$13,500.00.
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 day of May, 1976; 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)

JOE FARRELL

Lois Farrell

STATE OF OREGON,

County of Klamath

May 28th, 1976

JOE FARRELL & LOIS FARRELL

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

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 12-11-79

State of Oregon,] ss,
County of Klamath

I hereby certify that the within instrument was received and filed for record on the 17th day of June, 1976, at 10:42 o'clock A.M. and recorded on Page 8962 in Book M 76 Records of DEEDS of said County.

WM. D. MILNE, County Clerk

By Hazel Day Deputy

Fee \$6.00

and
sworn,
is the
is the
ration,
to seal
in be-
ach of
deed.
(ICIAL
AL)