

22617

WARRANTY DEED

Vol. 46 Page

19665

STEVENSON LAW PUBLISHING CO., PORTLAND, OR. 97204

KNOW ALL MEN BY THESE PRESENTS, That VINCIL L. RENTLE and BARBARA A. RENTLE, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILBUR J. SMITH and PATRICIA L. SMITH, husband and wife, 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:

The following described real property is situate in Township 36 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 1

Section 20: That portion of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ lying Southwesterly of Sprague River;

Section 28: Beginning at a point where the Southerly right of way of the Klamath Falls-Lakeview Highway intersects the Westerly line of Section 28; thence South along said Section line 900 feet to a point; thence East 660 feet to a point; thence North 330 feet to a point; thence East to a point on the Southerly right-of-way of Klamath Falls-Lakeview Highway; thence Northwesterly along said Highway to the point of beginning; ALSO including that portion of the W $\frac{1}{2}$ of Section 28 lying between the O.C. & E. Railroad and the Klamath Falls-Lakeview Highway; (continued on reverse)

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 except as set forth above and apparent upon the land

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 \$ 80,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) (The sentence between the symbols $\odot$, 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 7th day of December, 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)

Vincil L. Rentle
Barbara A. Rentle

STATE OF OREGON,

County of Klamath } ss.
December 7, 1976

Personally appeared the above named Vincil L. Rentle and Barbara A. Rentle, and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 8-12-76

STATE OF OREGON, County of _____) ss.
_____, 19____

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)

GRANTOR'S NAME AND ADDRESS

After recording return to:
Wilbur J. Smith
P.O. Box 132
Bly, Or. 97622

Until a change is requested all tax statements shall be sent to the following address:
Same as above

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.

By _____

Recording Officer
Deputy

SPACE RESERVED
FOR
RECORDER'S USE

76 DEC 7 PM 3 32

LEGAL DESCRIPTION CONTINUED:

1966

Section 29: All land lying Northerly of the Klamath Falls-Lakeview Highway, EXCEPTING THE FOLLOWING: NW $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$, W $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$, S $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$, S $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$, N $\frac{1}{2}$ N $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$, N $\frac{1}{2}$ N $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$, and that portion of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ described as follows:

Beginning at the intersection of the East line of the Ivory Pine County Road with the Northerly line of the Klamath Falls-Lakeview Highway; thence North along the East line of the Ivory Pine Road to the North line of said Section 29; thence East along said North line a distance of 775.0 feet; thence South, parallel with the West line of said Section 29, to the Northerly line of said Klamath Falls-Lakeview Highway; thence Northwesterly along said Northerly line to the point of beginning.

Parcel 2

Section 20: SW $\frac{1}{4}$, EXCEPTING THEREFROM that portion of Section 20 more particularly described as follows, to wit:

Beginning at the intersection of the Easterly line of a county road, known as Ivory Pine Road, and the Southerly line of the O.C. & E. Railroad right-of-way; thence running along said right-of-way in a straight line in a Southeasterly direction 10 chains; thence South parallel to the Easterly line of said county road 20 chains; thence Westerly parallel to the Southerly line of said railroad right-of-way 10 chains to the Easterly line of said road; thence North along said Easterly line 20 chains to the point of beginning.

Section 29: S $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$, S $\frac{1}{2}$ S $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$, excepting that portion lying Southwesterly of Klamath Falls-Lakeview Highway, and N $\frac{1}{2}$ N $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$;

Parcel III

Section 29: N $\frac{1}{2}$ S $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$

SAVING AND EXCEPT THEREFROM, from both Parcels 1, 2 and 3 that portion thereof lying within the right-of-way of the Oregon-California & Eastern Railroad Company and that portion thereof lying within the right-of-way of the Klamath Falls-Lakeview Highway.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads and highways.
2. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last ten (10) or lesser number or years in which the farm use assessment was in effect for the land and in addition thereto a penalty may be levied if notice of disqualification is not timely given.
3. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of Sprague River.
4. Easement and right of way, including the terms and provisions thereof, for the construction and maintenance of irrigation transmission ditch, recorded March 15, 1972 in Volume M72, page 2769, Microfilm Records of Klamath County, Oregon. (Affects SE $\frac{1}{4}$ of Section 29 and SW $\frac{1}{4}$ of Section 28)
5. Right of way to Oregon California and Eastern Railway Company, recorded September 5, 1930 in Volume 90, page 600, Deed Records of Klamath County, Oregon.
6. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: May 22, 1973

Recorded: June 15, 1973 in Volume M73, page 7497, Microfilm Records of Klamath County, Oregon

Amount: \$27,000.00

Mortgagor: Vincil L. Rentle and Barbara A. Rentle, husband and wife

Mortgagee: The Federal Land Bank of Spokane
(Includes other property)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 7th day of DECEMBER A.D., 1976 at 3:32 o'clock P.M., and duly recorded in Vol. 1966, of DEEDS on Page 19665.

FEE \$ 6.00

WM. D. MILNE, County Clerk

By *Harold Brazil* Deputy