

WHEN RECORDED MAIL TO:

21018

Mr. and Mrs. Lee L. Gilder
Rt 1 Box 576
Klamath Falls, Or 97601

MAIL TAX STATEMENTS TO:

same as above

STATE OF OREGON

566

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
filing fee number _____, Rec-
ord of Deeds of said County.

Witness my hand and seal of County
affixed.

Title

By _____ Deputy

(Don't use this
space; reserved
for recording
label in coun-
ties where
used.)

A-27654

WARRANTY DEED

WELLINGTON FLOYD DEAN and GLADYS MAY DEAN, husband and wife

GRANTOR, conveys and warrants to

LEE L. GILDER and CAROL H. GILDER, husband and wife, tenants
by the entirety

GRANTEE, the following described real property situate in Klamath County, Oregon, free of encumbrances except as
specifically set forth below:

A tract of land situated in the Northeast quarter of Section 7
Township 39 South, Range 10 E.W.M., Klamath County, Oregon, more
particularly described as follows:

Beginning at a 5/8 inch iron pin from which the corner common
to Sections 5, 6, 7 and 8 of said Township and Range bears North
49°02'09" East a distance of 1145.00 feet (said section corner marked
by an iron axle); thence South 02°36'50" West 810.44 feet to a 5/8
inch iron pin at the Northeast corner of that tract of land described
in Deed Vol. 320, page 50, as recorded in the Klamath County Deed
Records; thence North 89°44'05" West along the Northerly line of said
deed volume 409.02 feet to a 5/8 inch iron pin on the apparent Easterly
right of way line of Booth Road; thence 30 feet, more or less, to the
West line of the E $\frac{1}{2}$ NE $\frac{1}{4}$ of said Section 7; thence Northerly along said
West line to a point which bears North 87°39'31" West of the point of
beginning; thence South 87°39'31" East 30 feet, more or less, to a 5/8
inch iron pin on the apparent Easterly right of way line of said Booth

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) (Continued)

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 20,500.00. However,
the actual consideration consists of or includes other property or value given or promised which is [part of the] ~~known~~
consideration. Mortgage for \$10,000.00 payable over term of years at 8%.

In construing this deed and where the context so requires, the singular includes the plural.

Dated this 11 day of Jan, 19 77.

Wellington Floyd Dean
Wellington Floyd Dean

Gladys May Dean
Gladys May Dean

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above named WELLINGTON FLOYD DEAN and GLADYS MAY DEAN

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

(Official Seal)

Before me:

Notary Public for Oregon

My commission expires 8-5-79

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Giacomini, Jones & Zarnsky
Attorneys at Law
A Professional Corporation
635 Main Street
Klamath Falls, Oregon 97601
Telephone: 503/884-7728

Road; thence continuing South 87°39'31" East 442.70 feet to the point of beginning, containing 8.0 acres, more or less, SAVING AND EXCEPTING THEREFROM a strip of land 30 feet wide along the West side thereof conveyed to Klamath County, Oregon, by deed recorded September 18, 1961, Vol. 332, page 287, Deed Records of Klamath County, Oregon.

SUBJECT TO:

1. terms and conditions of special assessment as farm use and right of Klamath County, Oregon, to additional taxes in the event said use should be changed, which obligations Grantee assumes and agrees to pay and perform.
2. Liens and assessments of Klamath Project and Enterprise Irrigation District and regulations, contracts, easements, water and irrigation rights in connection therewith.
3. Any unpaid charges or assessments of the Enterprise Irrigation District.
4. Easements and rights of way of record and apparent thereon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

this 12th day of JANUARY A. D. 1977 at 10:10 o'clock A. M., and

truly recorded in Vol. M 77, of DEEDS on Page 566

FEE \$ 6.00

Wm D. MILNE, County Clerk

By [Signature]