

30246

WARRANTY DEED

Vol. 77 Page 9354

KNOW ALL MEN BY THESE PRESENTS, That JIMMIE R. EARNEST and DIANNE D. EARNEST,
HUSBAND AND WIFE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WALTER CONNER
and LETA J. CONNER, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The Northeast quarter (NE $\frac{1}{4}$) of Southwest Quarter (SW $\frac{1}{4}$) and the Southeast
quarter (SE $\frac{1}{4}$) of Northwest quarter (NW $\frac{1}{4}$) and Lots 2 and 3 of Section 30,
Township 39 South, Range 12, East of the Willamette Meridian, Oregon, Also,
beginning at the quarter Section corner between and common to Sections 19
and 30 of Township 39 South, Range 12, East of the Willamette Meridian, Oregon;
thence East 682 feet, thence South 20° 15' East 1670 feet; thence South 20°
West 790 feet; thence North 45° West 1400 feet; thence North 1320 feet to the
place of beginning,

ALSO a portion of the Southwest quarter (SW $\frac{1}{4}$) of Northeast quarter (NE $\frac{1}{4}$) of
Section 30, Township 39 South, Range 12 East of the Willamette Meridian,
described as follows:

A parcel of land lying West of a line drawn from the Northwest corner of the
Southwest quarter (SW $\frac{1}{4}$) of the Northeast quarter (NE $\frac{1}{4}$) of said Section 30,
Township 39 South, Range 12 East of the Willamette Meridian diagonally across
said forty until said line reaches the Southeast corner of said Southwest quarter
(SW $\frac{1}{4}$) of Northeast quarter (NE $\frac{1}{4}$) of the said Section 30; together with all water
rights appurtenant to said property.

SUBJECT TO:

The assessment roll and the tax roll disclose that the premises herein described
have been specially assessed as Farm Use Land; The premises herein described
are within and subject to the statutory powers, including the power of assess-
ment, of Langell Valley Irrigation District; Rights of the public in and to
and portion of the herein described premises lying within the limits of streets,
roads or highways; Right-of-Way, including the terms and provisions thereof, re-
corded March 29, 1961, in Deed Volume 328, Page 248; Right-of-Way, granted to
Pacific Power and Light Company, a Maine Corporation, recorded March 29, 1966 in
Deed Volume M-66, Page 2723; Easement for Irrigation Distribution Canal, recorded
June 18, 1968 in Deed Volume M-68, Page 5372, granted to Langell Valley Irrigation
District, a municipal corporation; Mortgage in favor of United States of America,
acting through the Farmers Home Administration, recorded February 28, 1974, in
Volume M-74, Page 2955, Mortgage Records, which the grantee herein agrees to
assume and pay according to the terms contained therein.

County of Klamath
May 19 77

Personally appeared the above named
Jimmie R. Earnest and Dianne D.
Earnest, husband and wife

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

(OFFICIAL
SEAL)

Before me:
Notary Public for Oregon

My commission expires: 8-12-77

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 be-
half 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

GRANTEE'S NAME AND ADDRESS

After recording return to:

Walter E. Conner
Rt. 1 Box 17
Bonanza, Or.

NAME, ADDRESS, ZIP

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 Klamath

I certify that the within instru-
ment was received for record on the
27 day of May, 1977,
at 3:53 o'clock P.M., and recorded
in book M. 77 on page 9354 or as
file/reel number 30246

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Wm D Milne

Recording Officer
By _____ Deputy

6.00

9355

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

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 \$ 127,500.00

~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 127,500.00. It is hereby acknowledged that the consideration paid for this transfer, stated in terms of dollars, is \$ 127,500.00.~~

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, 1977;
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)

Jimmie R. Earnest
JIMMIE R. EARNEST

Dianne D. Earnest
DIANNE D. EARNEST

STATE OF OREGON, }
County of Klamath } ss.
May 19, 1977

Personally appeared the above named
Jimmie R. Earnest and Dianne D.
Earnest, husband and wife

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL) *J. B. Buben*
Notary Public for Oregon
My commission expires: 8-12-77

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 be-
half 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:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Walter E. Conner
Box 17
Bonanza, Or.
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
same as above
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, }
County of Klamath } ss.
I certify that the within instru-
ment was received for record on the
27 day of May, 1977,
at 3:53 o'clock P.M., and recorded
in book M. 77 on page 9354 or as
file/reel number 30246
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

Wm D Milne
Recording Officer
By *Janet D. Milne* Deputy
6.00