

30253

MTC 3170
WARRANTY DEED

9366

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77 NW 31 AM 9 26

RICHARD C. BEESLEY and RUTH I. BEESLEY, husband and wife, Grantors convey and warrant to WALTER HENDERSHOT and JOYCE L. HENDERSHOT, husband and wife, Grantees, the following described real property located in Klamath County, State of Oregon, free of all encumbrances, except as specifically set forth herein:

All that part of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ and all that part of Lot 4 in Section 20, Township 39 South, Range 9 East of the Willamette Meridian, lying West of the right of way line of the California Northeastern Railway Company, SAVING AND EXCEPTING that property described in Deed Vol. 289 page 623, records of Klamath County, Oregon, and also excepting any portion thereof lying within existing roadways, ditches, canals, and laterals.

Subject to the rights of United States of America, under Declaration of Taking (for Lost River Diversion Channel) recorded March 11, 1949, in Deed Vol. 229, page 308, records of Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder;
3. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, contract and water and irrigation rights in connection therewith;
4. Exceptions and restrictions contained in deed from Weyerhaeuser Timber Company, a corporation, to Robert Warren Hunt and Doris Hunt, husband and wife, recorded February 9, 1945, in Deed Vol. 173 page 226, records of Klamath County, Oregon.

The true and actual consideration paid for this conveyance is \$85,300.64.

WITNESS Grantors' hands this 1st ^{pink} day of February, 1975.

Richard C. Beesley
Ruth I. Beesley

STATE OF OREGON)
County of Klamath) ss.

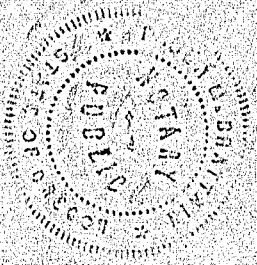
Personally appeared RICHARD C. BEESLEY and RUTH I.

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BESLEY, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:



Paula M. Brattain
NOTARY PUBLIC FOR OREGON
My Commission Expires: 9/2/75

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of MOUNTAIN TITLE CO
this 31st day of MAY A. D. 19 77 at 9:26 o'clock A. and,
duly recorded in Vol. M77 of DEEDS on Page 9366
FEE \$ 6.00 *W. D. MILNE, County Clerk*

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

Mr. and Mrs. Walter Hendershot
Rt. 3 Box 101-A Weed Hwy.
Klamath Falls, Oregon 97601

AFTER RECORDING RETURN TO:

Mr. and Mrs. Walter
Hendershot
Rt. 3 Box 101-A Weed Hwy.
Klamath Falls, Oregon 97601

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