

38-12825 K

32762

-WARRANTY DEED-Vol. <sup>71</sup> 17 Page 12854

DONALD V. NONELLA, Grantor, warrants and conveys to SCOTT T. FARRAR and LINDA L. FARRAR, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

That portion of Section 1, Township 37 South, Range 14 East of the Willamette Meridian, described as follows: Beginning at a point South 89°26'10" West along the Southerly line of Section 1, 439.00 feet from the South quarter corner of said Section 1; thence continuing South 89°26'10" West along the South line of Section 1, a distance of 870.55 feet to the 1/16 corner of said Section 1; thence South 89°26'10" West along the South line of said Section 1 a distance of 60.88 feet to a point on the Easterly line of Fishhole Creek Road; thence North 06°47'12" West along the Easterly line of Fishhole Creek Road a distance of 898.47 feet; thence East parallel to the South line of said Section 1, a distance of 1037.56 feet to a point; thence South 883.00 feet to the point of beginning.

TOGETHER WITH any non-exclusive easements which benefit said property as revealed in Bargain & Sale Deed dated July 12, 1977 in M-77 at page 12270. ALSO SUBJECT TO: any easements revealed in Bargain & Sale Deed recorded July 12, 1977 in M-77 at page 12270. This property is sold for farm use and grantor assumes no responsibility for any other use or attempted use of the same.

and covenant that grantor is the owner of the above-described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; rules, regulations, liens and assessments of water users and sanitation districts; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is Eleven Thousand and No/100ths (\$11,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to: Box 471, Bly, Oregon

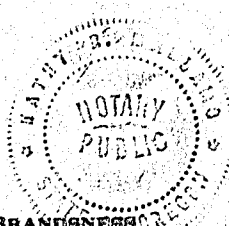
DATED this 19 day of July, 1977.

Donald V. Nonella

STATE OF OREGON ) ss. July 19, 1977.  
County of Klamath )

Personally appeared the above-named DONALD V. NONELLA and acknowledged the foregoing instrument to be his voluntary act. Before me:

Kathy R. Mallame  
Notary Public for Oregon  
My Commission expires: 6-13-80



WILLIAM P. BRANDENBERG  
ATTORNEY AT LAW  
411 PINE STREET  
KLAMATH FALLS, OREGON 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record XXXXXX

this 20 day of July A. D. 1977 at 12:12 o'clock A. M., and

duly recorded in Vol. M 77, of Deeds on Page 12854

Fee \$3.00

Wm D. MILNE, County Clerk

Pat McCullough