

38-12889 K

33087

WARRANTY DEED (INDIVIDUAL)

Vol. 77 Page 13579

HARVEY M. MATHIS and KATHERINE MATHIS, husband and wife

hereinafter called grantor, convey(s) to

JAMES A. BINGHAM and BERNADINE K. BINGHAM, husband and wife

all that real property situated in the County of Klamath, State of Oregon, described as:

See attached legal description made a part hereof and marked exhibit "A"

SUBJECT TO: Covenants, conditons, restrictions, reservations, rights, rights of way, and easements now of record.

JUL 27 AM 10 37

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except \_\_\_\_\_

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 \$ 55,000.00 \*

Dated this 20 day of July, 19 77.

Harvey M. Mathis  
Harvey M. Mathis

Katherine Mathis  
Katherine Mathis

STATE OF OREGON, County of Klamath ) ss.

On this 20 day of July, 19 77 personally appeared the above named Harvey M. Mathis and Katherine Mathis and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Kathy R. Mallama

Notary Public for Oregon

My commission expires: 6-13-80

\* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

\*\* If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

Mathis

TO

Bingham

After Recording Return to:

BINGHAM

5237 MAZAMA DR.  
KLAMATH FALLS, OR

tax stmts same

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 \_\_\_\_\_ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By \_\_\_\_\_

Deputy

obligation  
gages and  
to the mortg  
the mortgage  
in good repair  
join with the  
factory to the  
searches made



## EXHIBIT "A"

The following described real property in Klamath County, Oregon:

A tract of land situate in Section 5, Township 40 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at the most Northwesterly corner of above said tract of real property, which corner lies at the intersection of the Easterly right of way boundary of the Burlington Northern Inc. railroad and the Easterly right of way boundary of the U.S. G-1 Lateral Irrigation canal; thence along said irrigation canal right of way boundary North 41° 29' 30" East 383.44 feet, and North 78° 16' East 311.64 feet to a ½ inch galvanized iron pipe marking the true point of beginning of this description; thence continuing along above said canal right of way boundary North 35° 58' East 478.25 feet, more or less, to the Southerly right of way boundary of U.S.G canal; thence along said boundary South 56° 23' 30" East, 223.80 feet South 58° 36' East, 366.50 feet and South 86° 24' East, 317.60 feet to a ½ inch galvanized iron pipe in alignment with an existing North-South fence line; thence along said fence alignment South 5° 55' 30" West 1098.40 feet and South 0° 48' 30" East, 72.20 feet, more or less, to a point on the North boundary extended of that parcel of real property described and recorded in M-70 at page 9929 of Deed Records of Klamath County, Oregon and distant 60.45 feet from the Northeast corner thereof; thence South 83° 01' 45" West along said boundary and boundary extended a distance of 992.05 feet, more or less, to a ½ inch galvanized iron pipe which is distant 153.70 feet Easterly from the most Northwesterly corner of aforesaid parcel of real property; thence North 1232.84 feet to the true point of beginning.

TOGETHER WITH a 30 foot access easement described as follows:

The East 30 feet of the following described real property in Klamath County, Oregon:

A tract of land situated in Section 5, Township 40 South, Range 10 East of the Willamette Meridian, more particularly described as follows: Beginning at the Southwest corner of the NW¼SE¼ of said Section 5; thence North along the center line of Section 5 to the Southerly right of way of the G Canal as now located; thence Northwesterly along the Southerly line of the G Canal to a point that is South 56° 23' 30" East 223.80 feet; South 58° 36' East 366.50 feet, and South 86° 24' East 317.60 feet from its intersection with the Southeasterly right of way line of the G-1 lateral; thence South 5° 55' 30" West 1098.40 feet; thence South 0° 48' 30" East 72.20 feet to the true point of beginning; thence South 83° 01' 45" West 60.45 feet; thence South 0° 48' 30" East 923.30 feet to the South line of Section 5; thence East along said South line 60.45 feet; thence North 923 feet, more or less, to the point of beginning. EXCEPTING THEREFROM that portion lying within the Dehlinger Lane right of way.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 27th day of JULY A.D., 19 77 at 10:37 o'clock A.M., and duly recorded in Vol. M77, of DEEDS on Page 13379.

FEE \$ 6.00

WM. D. MILNE, County Clerk

By Hazel Drazie Deputy