

33042

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That DENIS G. BABSON and ROSE M. BABSON, husband and wife, hereinafter called the Grantor, for the consideration hereinafter stated, to Grantor paid by JOSEPH M. TOWERY and LYDIA TOWERY, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

That portion of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ in Section 6, Township 40 South, Range 14 East of the Willamette Meridian, lying Easterly of the East Langell Valley Road,

EXCEPTING THEREFROM the following:

Beginning at the intersection of the Southern boundary of said SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 6 and the centerline of the East Langell Valley Road, and proceeding Northwesterly along said centerline a distance of two hundred (200) feet; thence in a Northeasterly direction perpendicular to said centerline a distance of three hundred and fifty (350) feet; thence Southeasterly parallel to said centerline a distance of approximately three hundred and twenty-four (324) feet to the Southern boundary of said SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 6; thence due West along said Southern boundary approximately three hundred seventy-four (374) feet to the point of beginning.

SUBJECT TO:

Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Langell Valley Irrigation District; rights of the public in and to any portion of said premises lying within the limits of roads and highways; right

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of way, including the terms and provisions thereof, from Hayden H. Bell, et ux, to Pacific Power and Light Company, recorded in Deed Volume 253 at page 623, Records of Klamath County, Oregon; as disclosed by the assessment for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty will be levied for the number of years in which this special assessment was in effect for the land.

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; GRANTOR'S LIABILITY HEREUNDER IS LIMITED TO THE PURCHASE PRICE,

\$ 3500
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$3,500.00.

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 Grantors have executed this instrument this 13 day of May, 1978, ^{09/3} _{RMB}

Dennis G. Babson
Dennis G. Babson
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Rose M. Babson
Rose M. Babson

WARRANTY DEED (Babsons/Towerys)

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STATE OF Oregon

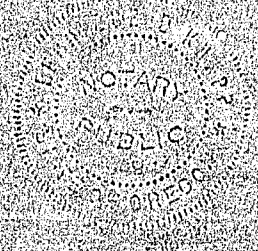
County of Klamath

ss.

May 13th, 1977

Personally appeared the above named DENIS G. BABSON
and ROSE M. BABSON and acknowledged the foregoing instrument
(Warranty Deed from Babson to Towerys) to be their voluntary
act and deed.

Before me:



Bernice D. Kark
Notary Public for California Oregon
My commission expires: 2/13/80

Return To: Quentin D. Steele
Attorney at Law
133 N. 4th
Klamath Falls, Oregon 97601

Taken to: Joseph M. Towery
Box 1-1304 41
Bonanza, Ore

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at XXXXXX
this 9th day of August A. D. 19 77 at 3:57 o'clock P.M. and
fully recorded in Vol. M77 of DEEDS on Page 1148

FEE \$ 9.00

Wm D. MILNE, County Clerk
By Hazel Craig

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