

② K-12865-2
FORM No. 703-WARRANTY DEED.

MTC 3761

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR, 97204

34266

WARRANTY DEED

Vol. 17 Page 15084

KNOW ALL MEN BY THESE PRESENTS, That Walter C. Cline,
hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by Emery L. Hardcastle and Leta M. Hardcastle

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:

All that portion of Lot 7 and Lot 13, Section 20, Township 39 South, Range 9 East of the Willamette Meridian, lying North of the First Unit Main Drain and South of the 1-K Drain of the Klamath Project, being more particularly described as follows:

Beginning at a point where the Southerly right of way line of the 1-K Drain intersects the East boundary of said Sec. 20, which point bears South 109.8 feet from the Northeast corner of said Sec. 20; thence South, along the Section line 541.0 feet, more or less, to the Northerly right of way line of the First Unit Main Drain; thence along said Northerly right of way line of the First Unit Main Drain South 74°37' West 150 feet; thence on a curve to the right with a 393 foot radius and a distance of 149.7 feet measured in 50 foot chords; thence North 83°33' West, 141 feet; thence on a curve to the left with a 371 foot radius and a distance of 286.1 feet, measured in 50 foot chords; thence South 52°15' West, 400.00 feet; thence South 67°25' West 321.1 feet, more or less, to a point on the West line of Lot 7 of Section 20; thence North along the West line of Lot 7 and Lot 13 of Section 20, 1120.2 feet, more or less, to a point in the Southerly right of way line of the 1-K Drain, which point bears South 10 feet from the Northwestern corner of said Lot 13 of Section 20; thence North 89°55' East, along the Southerly right of way line of said 1-K Drain, 631.0 feet; thence on a curve to the right with a 563 foot radius and a distance of 86.9 feet; thence South 81°04' East 606.7 feet, more or less, to the point of beginning. SAVE AND EXCEPTING 30 feet off the East side of the NE1/4 NE1/4 of Section 20, Township 39 South, Range 9 East of the Willamette Meridian.

SUBJECT TO: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; Regulations, including levies, assessments, water and irrigation rights and easements of ditches and canals, of Klamath Basin Improvement District, and (Continued)

W. C. Cline

2112 Ranier

Woodburn, Oregon

GRANTOR'S NAME AND ADDRESS

Emery L. & Leta M. Hardcastle

GRANTEE'S NAME AND ADDRESS

After recording return to:

JA - Kathy

NAME, ADDRESS, ZIP

Until a change is requested all fax statements shall be sent to the following address.

HARDCASTLE

RT. 1 BOX 746 Old Middland Rd

KLAMATH FALLS

NAME, ADDRESS, ZIP

STATE OF OREGON

County of

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 or as file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By

Deputy.

15085

subject to the terms and provisions of that certain instrument recorded July 24, 1970, in Vol. M-70, page 6187 as "Notice to persons intending to plat lands within the Klamath Basin Improvement District"; Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded July 24, 1926 in Book 73, page 142, Deed Records; Easements and rights of way of record or apparent on the land, if any; and to real property taxes since November 15, 1968.

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

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, except deeds, easements and restrictions of record.

warrant and forever defend the above granted 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 \$~~
~~However, the actual consideration consists of or includes other property or value given or promised which is~~
~~whole~~ consideration (indicate which). (The sentence between the symbols \emptyset if not applicable, should be deleted. See ORS 93.030.)

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 28th day of July, 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.

W.D. Cline

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,)
County of Lane) ss.
July 28, 1977
Personally appeared the above named Walter
C. Cline

and acknowledged the foregoing instrument to be his voluntary act and deed.
Before me:

OFFICIAL SEAL
Notary Public for Oregon
My commission expires: 12/27/78

State of Oregon,)
County of Klamath) ss.
I hereby certify that the within instrument was
received and filed for record on the 17th
day of August, 1977, at 12:50
o'clock P.M. and recorded on Page 15084
in Book 177 Records of DEEDS
of said County.

WM. D. MILNE, County Clerk

By *[Signature]* Deputy

Fee \$6.00

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sworn,
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