

36443

WARRANTY DEED (INDIVIDUAL)

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LARRY D. JOHNSON and MURL DEAN JOHNSON, as Tenants by the Entirety

HENRY F. REEVES and GAIL A. REEVES, Husband and Wife

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

A tract of land situated in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin on the East boundary of Homedale Road, said point being North 89°48' East a distance of 30.0 feet and South 0°10' East a distance of 279 feet from the Northwest corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 14; thence South 0°10' East along the East boundary of Homedale Road a distance of 132.0 feet; thence North 89°48' East a distance of 350.0 feet; thence North 0°10' West parallel with Homedale Road a distance of 132.0 feet to an iron pin; thence South 89°48' West a distance of 350.0 feet, more or less, to the point of beginning.

SUBJECT TO: 1) Taxes for the year 1977-78, a lien, but not yet due or payable.

2) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District. (OVER)

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 \$ 39,500.00**.

Dated this 26th day of September, 19 77.

Larry D. Johnson
LARRY D. JOHNSON
Murl Dean Johnson
MURL DEAN JOHNSON

STATE OF OREGON, County of Washington) ss.

September 26, 19 77 personally appeared the above named LARRY D. JOHNSON and MURL DEAN JOHNSON and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

Before me:

Janice M. Spore

Notary Public for Oregon

My commission expires: 10-13-80

* 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)

LARRY D. JOHNSON and
MURL DEAN JOHNSON

TO

HENRY F. REEVES and
GAIL A. REEVES

After Recording Return to:
Mr. and Mrs. Henry F. Reeves
5819 Homedale Road
Klamath Falls, Oregon 97601

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 _____ Title _____ Deputy _____

CONTINUED

- 3) Agreement between Henry E. Ankeny, et al, and the United States of America, dated February 12, 1906, recorded August 26, 1909, in Deed Volume 27 at page 340.
- 4) Agreement between the United States of America, and J.W. Siemens, dated March 20, 1919, recorded April 19, 1919 in Deed Volume 50 at Page 163, as supplemented by contract between United States of America and J.W. Siemens, dated February 19, 1920, and recorded June 7, 1920, in Deed Volume 52 at page 567.
- 5) An easement from E. L. Campbell, et ux to Charles G. Axel et ux recorded March 20, 1951 in book 246 at page 30.
- 6) An easement in favor of Oregon Water Corporation for pipeline construction and maintenance, recorded October 15, 1971 in Book M-71 at page 10850.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

filed for record at ~~seaside~~

this 28th day of September A. D. 1977 at 3:39 clock P. M., and
 duly recorded in Vol. M77, of Deeds on Page 18231.

Wm D. MILNE, County Clerk

By Benjamin H. Helack

Fee \$6.00