

MTL # 4354-B

37241

-WARRANTY DEED Vol. ^m 77 Page 19514

BOB A. DORTCH and PAULA MARIAN DORTCH, husband and wife,
Grantors, warrant and convey to KEITH L. RICE and NINA M. RICE, hus-
band and wife, Grantees, the following described real property situate
in Klamath County, Oregon, free of all encumbrances, except as speci-
fically set forth herein:

A parcel of land situate in the N $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 10,
Township 40 South, Range 9 East of the Willamette
Meridian, Klamath County, Oregon, being more parti-
cularly described as follows:

Beginning at a 5/8" pin marking the Northwest corner
of the N $\frac{1}{2}$ SE $\frac{1}{4}$ of said Section 10; thence South
00°12'10" West, 333.48 feet; thence North 89°45'19"
East 328.79 feet to the center line of a ditch; thence
along said ditch North 07°13'15" East, 44.56 feet; thence
continuing along said ditch, North 07°18'08" West, 223.92
feet; thence continuing along said ditch, North 16°34'00"
East, 70.04 feet; thence leaving said ditch South 89°45'43"
West, 324.72 feet to the point of beginning.

TOGETHER WITH a non-exclusive easement for purposes of
ingress and egress by a 60 foot wide strip of land
lying 30 feet on each side of the North line of the
SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 10.

SUBJECT TO: That certain Mortgage, including the terms
and provisions thereof, given to secure an indebtedness
with interest thereon and such future advances as may be
provided therein dated June 7, 1973, recorded June 14,
1973 in Volume M73, page 7457, microfilm records of
Klamath County, Oregon in the amount of \$42,000, wherein
Bob A Dortch and Paula Marian Dortch, husband and wife,
are Mortgagors and Equitable Savings & Loan Association
is Mortgagee, which Mortgage, Grantees herein assume and
agree to pay according to the terms thereof.

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; the
assessments roll and the tax roll disclose that the premises herein
described have been specially assessed as Farm Use Land. If the land
becomes disqualified for the special assessment under the statute,
an additional tax may be levied for the last ten (10) or lesser
number of years in which the farm use assessment was in effect for
the land and in addition thereto a penalty may be levied if notice
of disqualification is not timely given; also subject to release
of damage occasioned by overflow or seepage of water of Melhase-
Ryan Sump, executed by Thomas G. Quimby and Stella May Quimby, to
Klamath Irrigation District, dated June 25, 1924, recorded July 7,
1924 on Page 291 of Volume 64, Deed Records of Klamath County, Ore-
gon; 1977-78 taxes are now a lien but not yet payable; and will war-
rant 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
Sixty Eight Thousand Eight Hundred & No/100ths (\$68,800.00) DOLLARS.

WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601
1. WARRANTY DEED

61
77 OCT 13 AM 10 19

19515

Until a change is requested, all tax statements shall be
mailed to: EQUITABLE SAVINGS & LOAN ASSN.

DATED this 12th day of OCTOBER, 1977.

BOB A. DORTCH

By: Paula Marian Dortch
Paula Marian Dortch, Attorney-
in-Fact for Bob A. Dortch

Paula Marian Dortch

STATE OF OREGON)
County of Klamath) ss.

October 12, 1977.

Personally appeared the above named PAULA MARIAN DORTCH, who
being sworn, stated she is the attorney-in-fact for Bob A. Dortch
and that she executed the foregoing instrument by authority of and in
behalf of said principal; and she acknowledged said instrument to be
his act. Before me:

Marlene J. Addington
Notary Public for Oregon
My Commission expires: 3-22-81

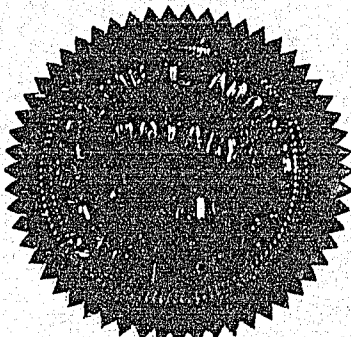
STATE OF OREGON)
County of Klamath) ss.

October 12, 1977.

Personally appeared the above-named PAULA MARIAN DORTCH and
acknowledged the foregoing instrument to be her voluntary act. Before
me:

Marlene J. Addington
Notary Public for Oregon
My Commission expires: 3-22-81

Return To:
MTC
Attn: Marlene



STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 13th day of
OCTOBER A.D., 1977 at 10:19 o'clock A.M., and duly recorded in Vol. M77
of DEEDS on Page 19514.

FEE \$ 6.00

WM. D. MILNE, County Clerk
By Bernetha H. Letech Deputy