

38-13689-D

43514

WARRANTY DEED (INDIVIDUAL) Vol. <sup>m</sup> 78 Page 3317

PAUL L. NEAL and NANCY L. NEAL, husband and wife

hereinafter called grantor, convey(s) to  
 EUGENE W. PRATT & JUNE C. PRATT & FREDRICK R. CORBETT & CAROL JOAN CORBETT &  
 CHARLES F. CORBETT, dba AGATE VALLEY RESOURCES all that real property situated in the County  
 of Klamath, State of Oregon, described as:

A parcel of land lying in the NE $\frac{1}{4}$ NE $\frac{1}{4}$  Section 12, Township 39 South, Range  
 8 East of the Willamette Meridian, and being more particularly described  
 as follows:

Beginning at a point at the Southwest corner of said NE $\frac{1}{4}$ NE $\frac{1}{4}$ ; thence East  
 a distance of 30 feet; thence North along the Easterly right of way a 60  
 foot road a distance of 660 feet to the true point of beginning; thence  
 continuing North along said Easterly right of way a distance of 490 feet;  
 thence East 234 feet; thence South 490 feet; thence West 234 feet to the  
 true point of beginning.

## SUBJECT TO:

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. Covenants, conditions, restrictions, reservations, rights, rights of way and easements of record.

"see attached Exhibit A"

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except  
 as specifically set forth hereinabove

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 \$ 59,000.00.

Dated this 13 day of February, 1978.

Paul L. Neal  
 Paul L. Neal

Nancy L. Neal  
 Nancy L. Neal

STATE OF OREGON, County of Klamath ) ss.

Paul L. Neal and Nancy L. Neal, 1978 personally appeared the above named  
 instrument to be their voluntary act and deed.

Before me:

Donna K. Rick  
 DONNA K. RICK  
 NOTARY PUBLIC-OREGON

My Commission Expires 1/21/79  
 Notary Public for Oregon

My commission expires:

- \* 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)

TO

After Recording Return to: TA - Branch  
 Send tax statements too:  
 P.O. Box 2369  
 White City, OR 97501

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

together with an 1/2 interest in and to the well described as follows:

The said well is N17 41' E a distance of 481.8 feet from the southwest corner of said NE $\frac{1}{4}$ NE $\frac{1}{4}$  of said section 12, with bearings based on the east line of Green Acres, a duly recorded plat.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.  
this 22nd day of February A. D. 1978 at 10:42 o'clock AM., and  
duly recorded in Vol. M78, of Deeds on Page 3317

Wm D. MILNE, County Clerk

By Bernard H. Helock

Fee \$6.00