

1/A 38-14080-D

43970

-WARRANTY DEED- Vol. 78 Page 3946

DONALD V. NONELLA, Grantor, warrants and conveys to JAMES L. PATZKE and VERNA L. PATZKE, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

A portion of land situated in the S $\frac{1}{2}$ of Section 1, Township 37 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at the South quarter corner of Section 1, Township 37 South, Range 14 East of the Willamette Meridian; thence North 89°26'10" East, a distance of 191.50 feet to a 1/2" iron pin; thence North 1246.22 feet to a 1/2" iron pin on the Southwesterly right of way line of the Klamath Falls-Lakeview Highway; thence North 66°45'21" West along the Southwesterly right of way line of said highway 686.16 feet to a 1/2 inch iron pin; thence South 1523.90 feet to a 1/2" iron pin on the South boundary of said Section 1; thence North 89°26'10" East 439.00 feet to the point of beginning

TOGETHER WITH: A non-exclusive easement over and across the South 60 feet of the S $\frac{1}{2}$ of Section 1, Township 37 South, Range 14 East of the Willamette Meridian, lying Easterly of Fishhole Creek Road.

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 assessment roll and the tax roll disclose that the above-described land has been specially assessed 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. This property is sold for farm use and grantor assumes no responsibility for any other use or attempted use of the land; 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 Fourteen Thousand and No/100ths (\$14,000.00) DOLLARS.

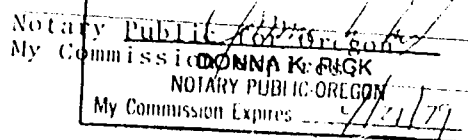
Until a change is requested, all tax statements shall be mailed to: Grantees: P. O. Box 605, Bly, Oregon.

DATED this 2 day of March, 1978.

STATE OF OREGON)
County of Klamath) ss. March 2, 1978.

Personally appeared the above-named DONALD V. NONELLA and acknowledged this instrument to be his voluntary act. Before me:

Return 1/6



STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 2nd day of March A.D., 19 78 at 3:30 o'clock P M., and duly recorded in Vol. M78 of Deeds on Page 3946.

FEE \$3.00

WM. D. MILNE, County Clerk
By Bernice A. Lebeck Deputy