

43977

-WARRANTY DEED- Vol. 11 Page 3957

TOM NONELLA, Grantor, warrants and conveys to JOSEPH R. RAMSAY and MARY S. RAMSAY, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

That portion of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ 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 a point North 89°26'10" East 191.50 feet from the South quarter corner of Section 1, Township 37 South, Range 14 East of the Willamette Meridian; thence continuing North 89°26'10" East 820.50 feet to a 1/2 inch iron pin; thence North 882.85 feet to a 1/2" iron pin on the Southerly right of way line of the Klamath Falls-Lakeview Highway; thence North 66°45'21" West along the Southerly right of way line of said Highway 892.90 feet to a 1/2" iron pin; thence South 1246.22 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 become 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 Grantee at: P. O. Box 568, Bly, Oregon 97622.

DATED this 2 day of March, 1978.

TOM NONELLA

By: Tom Nonella by Barbara Nonella
His Attorney-in-fact

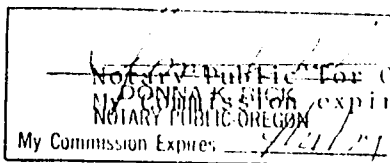
STATE OF OREGON)
) ss. March 2, 1978.
County of Klamath)

Personally appeared the above-named BARBARA NONELLA, who, being sworn stated that she is the attorney in fact for TOM NONELLA, and that she executed the foregoing instrument by authority of and in behalf of said principal and she acknowledged said instrument to be the act and deed of said principal. Before me:

William P. Brandsness
T-6

WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET

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., 1978 at 3:30 o'clock P.M., and duly recorded in Vol. M78 of Deeds on Page 3957.

FEL \$3.00

WM. D. MILNE, County Clerk
By: Deane Herbert Deputy