

GEORGE I. ZAIGER, also known as, GEORGE IRVING ZAIGER

LORIS E. HARRELL AND FRANCESCA HARRELL

hereinafter called grantor, convey(s) to

of Klamath

State of Oregon, described as:

all that real property situated in the County

A parcel of land situated in the West  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of Section 17, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a  $\frac{5}{8}$ " iron pin on the Easterly right of way line at that certain road known as Reeder Road, from which the South  $\frac{1}{2}$  corner of said Section 17 bears the following two bearings and distances; North  $89^{\circ} 52' 02''$  West 30.00 feet, South  $00^{\circ} 07' 58''$  West 830.00 feet; thence from said point of beginning South  $89^{\circ} 52' 02''$  East 624.69 feet to a  $\frac{5}{8}$ " iron pin, thence North  $89^{\circ} 52' 02''$  West 627.43 feet to a  $\frac{5}{8}$ " iron pin on the Easterly right of way line of said Reeder Road, thence South  $00^{\circ} 07' 58''$  West along the Easterly right of way of said Reeder Road, 260.00 feet to the point of beginning. SUBJECT TO: An easement for purposes of ingress and egress and public utilities along the southerly 20 feet of the above described property, and an easement for an irrigation pipeline and maintenance there of along the easterly 5 feet of the above described property.

(Continued on reverse page)

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as shown on reverse page

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 \$81,000.00

Dated this 28 day of March, 1978

George I. Zaiger  
GEORGE I. ZAIGER

STATE OF OREGON, County of Klamath

) ss.

On this 28 day of March, 1978

George I. Zaiger, 1978 personally appeared the above named instrument to be his voluntary act and deed and acknowledged the foregoing

Before me:

Martha L. Lusk  
Notary Public for Oregon

My commission expires: 7-21-81

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 other property or value given or promised which is part of the/the whole consideration. (Indicate which)

WARRANTY DEED (INDIVIDUAL)

ZAIGER

TO

HARRELL

After Recording Return to:

T H

STATE OF OREGON,

County of \_\_\_\_\_ ) ss.

I certify that this 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.

Title

By \_\_\_\_\_

Deputy

Continued:

SUBJECT TO:

1. Regulations, including levies, assessments, water irrigation rights and easements for ditches and canals of Klamath Irrigation District.
2. The interest of the United States of America in irrigation Canal, drainage ditches and borrow pits as set forth in deed recorded in Volume 23 at pages 397 and 405.
3. The rights of the public in and to any portion of said premises lying within the limits of public roads and highways.
4. An easement created by instrument, including the terms and provisions thereof, Dated April 26, 1973 and recorded May 30, 1973 in Book M-73 at Page 6499, in favor of Adjacent property owners for an irrigation easement 25 feet in width and adjacent to the West line of the above described property.
5. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, imposed by instrument, including the terms thereof, recorded May 30, 1973 in Book M-73 at page 6499.
6. A well maintenance and use agreement, including the terms and provisions thereof, dated December 28, 1973, recorded February 26, 1974 in Book M-74 at page 2765, Microfilm Records, by and between Eric A. Westin and Joan C. Westin, husband and wife; George I. Zaiger and Helen N. Zaiger, husband and wife; and Gerald L. Martin and Helen L. Martin, husband and wife.
7. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$25,000.00, dated July 11, 1974, recorded July 16, 1975 in Book M-74 at Page 8683, Mortgagor being George I. Zaiger and Helen N. Zaiger, husband and wife and Mortgagee being First Federal Savings and Loan Association of Klamath Falls, Oregon, a Corporation. (Loan #01-09658 - Main Branch) of which grantees agree to assume and pay.

STATE OF OREGON, COUNTY OF KLAMATH, ss.

Filed for record at request of Transamerica Title Co.

this 29th day of March A.D. 1978 at 10:17 clock A. on  
filed in Vol. M78 of Deeds on Page 5949

Wm D. MILNE, County Clerk

*[Signature]*

Fee \$6.00

