

45752

T/A No. M-38-14520-8
WARRANTY DEED (INDIVIDUAL)Vol. M 78 Page 6458

LOIS FARRELL

LARRY E. PEACORE,

, hereinafter called grantor, convey(s) to

of Klamath

State of Oregon, described as:

all that real property situated in the County

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE
MADE A PART HEREOF.

SUBJECT TO:

1. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use.
2. An easement created by instrument, including the terms and provisions thereof, dated June 15, 1976 and recorded June 17, 1976 in Book M-76 at page 8958.
3. An easement created by instrument, including the terms and provisions thereof, dated June 2, 1976 and recorded June 17, 1976 in Book M-76 at page 8953.
4. Contract, including the terms and provisions thereof, dated June 2, 1976 and recorded June 17, 1976 in Book M-76 at page 8953.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as 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 \$ 17,000.00.Dated this 4th day of April, 19 78.Lois Farrell
Lois FarrellSTATE OF OREGON, County of Klamath

) ss.

On this 4th day of AprilInstrument to be Lois Farrell, 19 78 personally appeared the above named Lois Farrell and acknowledged the foregoing voluntary act and deed.

Before me:

Barlene J. Addington
Notary Public for OregonMy commission expires: 3-22-81

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 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: Send
Tax Statements To
Larry E. Peacore
3862 Pinegrove Road
City, 97601

STATE OF OREGON,

County of

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 _____

Exhibit "A"

PARCEL 1

A parcel of land situated in the SW $\frac{1}{4}$ of Section 9, 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 $\frac{1}{2}$ inch iron pin marking the Northeast corner of the W $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 9; thence South 00° 06' 40" West 325.00 feet to a $\frac{1}{2}$ inch iron pin; thence North 89° 44' 59" West, 149.28 feet to a $\frac{1}{2}$ inch iron pin; thence North 00° 53' 38" East, 326.65 feet to the North line of said SW $\frac{1}{4}$; thence South 89° 06' 22" East along said North line of the SW $\frac{1}{4}$, 144.83 feet to the point of beginning.

PARCEL 2

A parcel of land situated in the SW $\frac{1}{4}$ of Section 9, 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 $\frac{1}{2}$ inch iron pin from which the Northeast corner of the W $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 9 bears North 00° 06' 40" East, 325.00 feet; thence South 00° 06' 40" West, 146.85 feet to a $\frac{1}{2}$ inch iron pin; thence North 89° 27' 28" West, 328.33 feet; thence North 00° 10' 38" East, 27.26 feet to a $\frac{1}{2}$ inch iron pin; thence North 00° 15' 01" East, 117.91 feet; thence South 89° 44' 59" East, 328.01 feet to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.
 Filed for record at request of Transamerica Title Co.
 this 4th day of April A. D. 1978 at 3:25 o'clock P.M., and
 duly recorded in Vol. M78, of Deeds on Page 6458

Wm. D. MILNE, County Clerk

By Bernetha J. Helich

Fee \$6.00