

MOUNTAIN TITLE COMPANY

48422

6460-M
WARRANTY DEED

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10345

KNOW ALL MEN BY THESE PRESENTS, That KEITH EUGENE DARRAH and CARMEN A. DARRAH, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN J. SPILLANE and PATRICIA A. SPILLANE, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

That portion of the N $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 33, Township 40 South, Range 10 East of the Willamette Meridian, lying South of the U.S.R.S. "C" Canal.

EXCEPTING THEREFROM:

Beginning at the intersection of the West boundary of the Southeast $\frac{1}{4}$ of Said Section 33 and the South boundary of the U.S.R.S. "C" Canal; thence South, along said West boundary 296.0 feet; thence South 88° 26' East, along an existing fence line, 416.2 feet; thence leaving said fence, North 72° 18' East 591 feet, more or less to the South boundary of the U.S.R.S. "C" Canal; thence Northwesterly along said Canal boundary to the point of beginning.

SUBJECT TO:

1. The assessment roll and the tax roll disclose that the premises herein described

** (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) **

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as set forth above and apparent upon the land,

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 52,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 15th day of May, 1978; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Keith Eugene Darrah
Carmen A. Darrah

STATE OF OREGON,

County of Klamath

May 15, 1978

Personally appeared the above named Keith Eugene Darrah and Carmen A. Darrah

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-23-81

STATE OF OREGON, County of ss.

Personally appeared, 19

and who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

John J. & Patricia A. Spillane
Rt 1 Box 636 LA
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Klamath 157 Fed.
590 Main
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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 or as file/reel number Record of Deeds of said county.

Witness my hand and seal of County affixed.

By

Recording Officer

Deputy

MOUNTAIN TITLE COMPANY

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- have been specially assessed as Farm Use Land.
2. Regulations of Klamath Basin Improvement District.
 3. Regulations of Klamath Irrigation District.
 4. Regulations of Upper Van Brimmer Irrigation District.
 5. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
 6. Right of Way, as contained in Warranty Deed to the United States of America, recorded in Deed Volume 25, page 482.
 7. Right of Way, as contained in instrument recorded in Volume 105, page 205.
 8. Lease and Agreement, recorded November 8, 1971 in Volume M71, page 11657.

The interest of Roy F. Beasly and Leona L. Beasly was assigned by instrument recorded June 4, 1973 in Volume M73, page 6674 to William F. Beasly and Shirley I. Beasly.

The interest of William F. Beasly and Shirley I. Beasly, was assigned by instrument recorded May 2, 1974 in Volume M74, page 5511 to Martin Eugene Darrah and Carol A. Darrah.

9. Trust Deed, in favor of Klamath First Federal Savings recorded April 3, 1978 Volume M78, page 6330, which the grantee herein agrees to assume and pay.
10. Agreement between Martin Eugene Darrah and Carole A. Darrah to Keith Eugene Darrah and Carmen A. Darrah recorded April 4, 1978, Volume M78, page 6373.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Recorded for record at request of Mountain Title Co.

on 17th day of May A. D. 1978 at 3:49 o'clock P.M. and

only recorded in Vol. M78, of Deeds

on Page 10345

Wm D. MILNE, County Clerk
By Bernetha D. Welch

Fee \$6.00