

51637

WARRANTY DEED (INDIVIDUAL)

DORTHY E. WHITAKER AND KEVIN R. WHITAKER *KRW*

WILLIAM C. ARBUCKLE & MARY K. ARBUCKLE

, hereinafter called grantor, convey(s) to

of Klamath

State of Oregon, described as:

all that real property situated in the County

See Attached Exhibit A

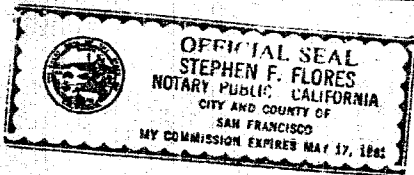
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and covenant(s) that grantor is the owner of the above described property free of all encumbrances except See attached Exhibit A

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 \$ 16,000.00.Dated this 3rd day of July, 19 78*Kevin R. Whitaker*
Dorthy E. Whitaker

STATE OF OREGON, County of _____) ss.

On this 6th day of JulyDORTHY E. WHITAKER AND KEVIN R. WHITAKER *KRW*, 19 78 personally appeared the above named instrument to be their voluntary act and deed.Before me: THE UNDERSIGNED*Stephen F. Flores*Notary Public for STATE OF CALIFORNIAMy commission expires: MAY 17, 1981

- * 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: + Tax Statements to:Mr. + Mrs. William Arbuckle
P.O. Box 643 100F Cemetery Rd
Klamath Falls, Oregon 97601

STATE OF OREGON,

County of _____) ss.

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

The following described real property is situated in Lot 3, Parcel 1, Section 20, Township 39 South, Range 11½ East of the Willamette Meridian, in the County of Klamath, State of Oregon:

Beginning at the Northeast corner of said Section 20; thence South 00° 41' 55" East along the East line of said Section 20 a distance of 1840.14 feet; thence West 645.05 feet to the true point of beginning of this description; thence continuing West 297.64 feet; thence South 772.32 feet to the North line of the County Road right of way; thence North 87° 44' 21" East along said North line 297.87 feet; thence North 760.57 feet to the true point of beginning of this description.

Subject to:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District.

Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District."

3. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.

4. An easement created by instrument, including the terms and provisions thereof,

Dated : March 29, 1972
 Recorded : July 7, 1972 Book: M-72 Page: 7359
 In favor of : Adjacent property owners
 For : 60 foot roadway along North boundary of Canal across Southerly portion of property

5. Agreement, including the terms and provisions thereof, dated March 29, 1972, recorded July 7, 1972 in Book M-72 at page 7359, Microfilm Records, between Kevin R. Whitaker and Dorothy E. Whitaker et al., relating to the construction and maintenance of a culvert crossing.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

on the 13th day of July A. D. 1978 at 3:45 P. M., and duly recorded in Vol. M78, of Deeds on Page 15093

Wm D. MILNE, County Clerk

By *Bernard J. Smith*