

51714

WARRANTY DEED

ROY A. GROLBERT and EMMI L. GROLBERT, husband and wife, Grantors, warrant and convey to GLENN R. WHITE and SANDRA K. WHITE, husband and wife Grantees, the following-described real property situate in Klamath County Oregon, free of all encumbrances, except as specifically herein set forth:

A tract of land situated in the NE 1/4 of Section 28, Township 39 South, Range 10 E.W.M., more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the Northeast corner of the NW 1/4 NE 1/4 of said Section 28; thence South 89°54'41" East 10.70 feet; thence South 00°19'32" West 1537.06 feet; thence West 382.06 feet to a point marking the true point of beginning of this description; thence South 320.00 feet, more or less; thence West on a line passing over the center of a well, 280.31 feet; thence North 21°52'50" West 175.57 feet; thence North 01°58'00" East 157.18 feet; thence East 340.34 feet to the true point of beginning,

and covenant that Grantors are the owners of the above-described property free of all encumbrances, except taxes for fiscal year commencing July 1, 1978 which are now a lien but not yet payable; contract and/or lien for irrigation and/or drainage; agreement, including terms and provisions thereof, dated August 4, 1972, recorded August 21, 1972, in M-72, page 9352, between Harold Dehlinger and Son, and Klamath Irrigation District; contract, including terms and provisions thereof, regarding water well, operation and maintenance and easements, as recorded September 26, 1972 in M-72, page 10892, Microfilm Records, which grantees assume and agree to perform, and easements and rights of way of record or apparent on the land, and will warrant and defend the same against all persons who may lawfully claim the same, except as above stated.

The true and actual consideration for this transfer is Forty-Five Thousand (\$45,000.00) DOLLARS.

Until a change is requested, all tax statements shall be sent to 8250 Hill Road, Klamath Falls Oregon 97601

Dated this 12th day of July, 1978.

STATE OF OREGON
NOTARY
County of Klamath

SS July 14th, 1978

ROY A. Grolobert
Emmi L. Grolobert

Personally appeared the above-named ROY A. GROLBERT and EMMI L. GROLBERT, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

WILLIAM P. BRANDNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

W. A. Page
Notary Public for Oregon
My Commission expires: 4/24/81

STATE OF OREGON, COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 14th day of July A.D., 1978 at 3:57 o'clock P.M., and duly recorded in Vol. M78 of Deeds on Page 15224.

FEE \$3.00

WM. D. MILNE, County Clerk
By *Bernice A. Helbo* Deputy

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