

52269

WARRANTY DEED (INDIVIDUAL)

Vol. 78

Page

16125

STEVEN B. PRESLAR AND JUDITH PRESLAR, husband and wife

RICHARD P. SUMNER AND MARCIA SUMNER, husband and wife

of Klamath

State of Oregon, described as:

hereinafter called grantor, convey(s) to all that real property situated in the County

"See attached Exhibit A "

Subject to:

1. Farm Use Assessment
2. 1978-79 real property taxes which are a lien but not yet due and payable
3. Regulations of Klamath Irrigations District
4. Regulations of Klamath Basin District
5. Easements recorded February 14, 1967 Book M-67 Page 986 and recorded April 29, 1908 Book 24 page 131
6. Financing Statement recorded Clerks File No. 24775, which the grantees agree and assume to pay
7. Mortgage recorded January 28, 1977 Book M-77 page 1645 which the grantees agree and assume to pay
8. Mortgage recorded January 28, 1977 Book M-77 page 1648 which the grantees agree and assume to pay

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as set forth above

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 \$ 125,000.00 *Dated this 29 day of July, 19 78.

Steven B. Preslar
Judith A. Preslar

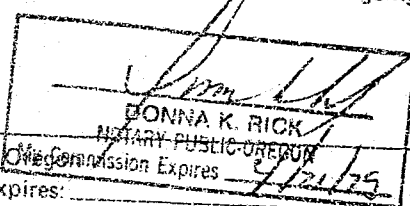
STATE OF OREGON, County of Klamath) ss.

Steven B. Preslar & Judith A. Preslar, July 24, 1978 personally appeared the above named instrument to be their voluntary act and deed, and acknowledged the foregoing

Before me:

Notary Public for Oregon

My commission expires:



- * 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: ta donna

send tax statements to:
 same as now listed

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

DESCRIPTION

A piece or parcel of land situate in the Southeast quarter of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the intersection of the centerline of the U.S.B.R. #A-7 (K) Lateral as the same is presently located and constructed and the old existing fence generally accepted as the South line of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, from which the iron monument marking the Southeast corner of said Section 24 bears North 89° 16' 50" East 890.1 feet distant; thence South 89° 16' 50" West along said fence line 20.0 feet to an iron pin reference monument; thence continuing South 89° 16' 50" West along said fence line 1764.4 feet to an iron pin; thence North 0° 12' 50" West along an old existing fence 1361.6 feet to an iron pipe; thence North 1° 27' 50" East along said old existing fence 693.9 feet to an iron pin on the centerline of the U.S.B.R. #1-C-1-C Lateral as the same is presently located and constructed; thence along the centerline of the 1-C-1-C Lateral the following courses and distances: South 87° 27' East 266.6 feet and South 48° 34' 20" East 1700.4 feet, more or less, to the intersection with the centerline of the A-7 (K) Lateral as the same is presently located and constructed; thence along the centerline of the A-7 (K) Lateral the following courses and distances: South 31° 32' 10" West 116.6 feet, South 11° 31' West 205.2 feet, South 2° 18' West 299.1 feet, and South 49° 18' East 454.5 feet, more or less, to the point of beginning. SAVING AND EXCEPTING THEREFROM that portion conveyed to United States of America for laterals by deed Volume 24, page 131, records of Klamath County, Oregon.

SAVING AND EXCEPTING THE FOLLOWING:

Beginning at a point on the South line of said Section 804.9 feet East of the South quarter corner of said Section, said point being in the center of the right of way easement as described in Deed Volume M-67, Page 986, Parcel 1, Exhibit "A" of the Klamath County Deed Records; thence East along the South line of said Section 217.8 feet; thence North 0° 27' West 200 feet; thence West 217.8 feet; thence South 0° 27' East 200 feet to the point of beginning.

TOGETHER WITH an easement over a parcel of land situate in the N¹/₄NE¹/₄ of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the North line of Section 25, 774.9 feet East from the North quarter corner thereof; thence South 0° 27' East to a point on the North line of the County Road; thence North 89° 33' East along the North line of the County Road 60 feet to a point; thence North 0° 27' West to a point on the North line of said Section 25; thence West along the North line of Section 25, 60 feet, more or less, to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 25th day of July, A.D., 19 78 at 10:51 o'clock A.M., and duly recorded in Vol. M78

of Deeds on Page 16125

FEE \$6.00

WM. D. MILNE, County Clerk

By L. M. Milne Deputy