

1458-15419-D
WHEN RECORDED MAIL TO:
THEODORE J. PADDOCK
2972 So. 6th St.
City

STATE OF OREGON

ss.

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
filing fee number _____, Rec-
ord of Deeds of said County.

Witness my hand and seal of County
affixed.

Title

By _____ Deputy

MAIL TAX STATEMENTS TO:

THEODORE J. PADDOCK

2972 So. 6th

(Don't use this
space; reserved
for recording
label is coun-
ter where
used.)

54992

WARRANTY DEED
CALVIN L. HUNT

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GRANTOR, conveys and warrants to

THEODORE J. PADDOCK

GRANTEE, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth below:

A parcel of land situated in Sections 17, and 18, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being more particularly described as follows:

Commencing at a 5/8-inch iron pin marking the intersection of the Northerly right of way line of Joe Wright Road, a county road, with the Easterly right of way line of the Dalles-California Highway No. 97 in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 19; thence North 03°38'00" East, along the Easterly right of way line of said Dalles-California Highway, 1220.68 feet to the true point of beginning of this description; thence continuing on said right of way line along the arc of a curve to the left, the chord of which being North 01°26'49" East, 538.97 feet to a 5/8-inch iron pin; thence continuing on said right of way line along the arc of a curve to the left, the chord of which being North 04°10'16" West, 108.07 feet to a 5/8-inch iron pin; thence leaving said right of way line North 82°54'16" East 775.95 feet; thence South 02°37'15" West 109.49 feet to a 5/8-inch iron pin; thence

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

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 90,000.00. However, the actual consideration consists of or includes other property or value given or promised which is [part of the] ~~XXXXXXX~~ consideration.

In construing this deed and where the context so requires, the singular includes the plural.

Dated this 12 day of Sept, 1978.

Calvin L. Hunt
CALVIN L. HUNT

STATE OF OREGON, County of Klamath ss.

Personally appeared the above named

CALVIN L. HUNT

and acknowledged the foregoing instrument

his

voluntary act and deed.

(Official Seal)

KIRSTINE L. PROCK
NOTARY PUBLIC - OREGON

My Commission Expires _____

before me:

Kirstine L. Prock
Notary Public for Oregon

My commission expires 12/16/80

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Check with Jones & Lamsky
Attorneys at Law
A Professional Corporation
535 Main Street
Oreana, Oregon 97601
Telephone: 503/844-7728

30310

PROPERTY DESCRIPTION (Continued):

20376

South 27°13'42" East 140.65 feet to a 5/8-inch iron pin; thence South 00°25'37" East 146.14 feet to a 5/8-inch iron pin; thence South 86°46'41" East 810.31 feet to a 5/8-inch iron pin; thence South 64°58'47" East 100.71 feet to a 5/8-inch iron pin; thence South 40°33'44" East 95.24 feet to a 5/8-inch iron pin; thence South 22°14'57" East 68.57 feet to a 5/8-inch iron pin; thence South 11°20'45" East 135.83 feet to a 5/8-inch iron pin; thence South 89°48'30" West 48.43 feet to a 5/8-inch iron pin; thence South 89°49'30" West 850.82 feet to a 5/8-inch iron pin; thence South 89°52'55" West 951.85 feet to the true point of beginning of this description, with bearings based on recorded Survey No. 1472, as recorded in the office of the Klamath County Surveyor.

SUBJECT TO: Taxes for the year 1978/79 now a lien but not yet payable; terms and conditions of special assessment by Klamath County, Oregon as farm use and the right of said Klamath County to additional taxes in the event said use should be changed, which obligations Grantee assumes and agrees to pay and perform; regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; 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 Book M-70 at Page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District"; subject to all the exceptions and restrictions contained in said Warranty Deed from Weyerhaeuser Timber Company, a corporation, to Robert Warren Hunt and Doris Hunt, husband and wife, conveying said property, recorded February 9, 1945, in Book 1173 at Page 226, Deed Records; agreement, including the terms and provisions thereof, dated April 15, 1971, recorded April 30, 1971, in Book M-71 at Page 1837, Microfilm Records, by and between Calvin L. Hunt and Corinne C. Hunt, relating to a irrigation and drainage system; and easements and rights of way of record and apparent thereon.

STATE OF OREGON, COUNTY OF KLAMATH; ss.
 I, _____, Clerk of said County, do hereby certify that the foregoing is a true and correct copy of the original as the same appears from the records of said County.
 Witness my hand and the seal of said County, this 14th day of September, A.D. 1978, at 3:51 clock P.M., or
 duly recorded in Vol. 478 of Deeds on Page 20375
 W. D. MILLER, County Clerk
 By Bernard J. Delich
 Fee \$6.00

21085

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