

55888

7/14 38-14469-4

WARRANTY DEED (INDIVIDUAL)

Vol. ^M 78 Page 21732

LLOYD V. HOWARD and WAIVE HOWARD, husband and wife

hereinafter called grantor, convey(s) to

LLOYD VERNON HOWARD (AKA) LLOYD VERNON HOWARD, JR. and CHERYL HOWARD (AKA)

CHERYL A. HOWARD, husband and wife

all that real property situated in the County

of Klamath State of Oregon, described as

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO:

1. The rights of the public in and to that portion of the above property lying within the limits of roads and highways.
2. An easement created by instrument, including the terms and provisions thereof, dated July 14, 1930, recorded December 23, 1931, in Book 96 at page 470.
3. An easement created by instrument, including the terms and provisions thereof, dated December 23, 1931, recorded December 23, 1931 in Book 96 at page 471.
4. An easement created by instrument, including the terms and provisions thereof, recorded in Deed Volume 171 at page 317, records of Wiamath County.
5. Agreement, including the terms and provisions thereof, from Grant H. Nelson, et al, to Herbert E. Clevenger regarding the furnishing of water for irrigation; said agreement being recorded in Deed Volume 61 at page 51, records of Klamath County, Oregon.

---Continued---

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

all and fourth shares

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The full and actual consideration for the transfer is \$ 12,200.00

Dated this 29th day of September, 1978

Lloyd V. Howard
Waive Howard

STATE OF OREGON, County of Klamath) ss.

On this date, September 29th, 1978 personally appeared the above named Lloyd V. Howard and Waive Howard and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

[Signature]

Notary Public for Oregon

My commission expires: 4-5-82

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)

HOWARD

TO

HOWARD

After Recording Return to

Trans. to:
Dept. of Volcanic Activities
P.O. Box 97310
Salem, OR

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 _____ Records of Deeds of said County.
Witness my hand and seal of County affixed.

Title

By

Deputy

6. No liability is assessed if a financing statement is filed in the office of the County Clerk covering growing crops or fixtures wherein the land is described other than by metes and bounds, the rectangular survey system or by recorded lot and block.
7. Covenants, easements and restrictions, but omitting restrictions if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded August 28, 1968 in Book M-68 at page 79320.
8. Rights of the public and governmental bodies in that portion of the above described property lying below the high water mark of Klamath River and the ownership of the State of Oregon in that portion lying below the high water mark thereof.
9. An easement created by instrument, including the terms and provisions thereof, in Book M-68 at page 319.
10. An easement created by instrument, including the terms and provisions thereof, dated April 29, 1969, recorded June 20, 1969 in Book M-69 at page 3656.
10. Agreement, including the terms and provisions thereof, dated April 24, 1968, recorded June 18, 1968 at Book M-68, page 5439.
11. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, dated September 5, 1973, recorded September 5, 1973 at Book M-73, page 11931.
12. An easement created by instrument, including the terms and provisions thereof, dated June 19, 1968, recorded June 21, 1968 at Book M-68, page 5403.
13. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.
14. Classification of the within property as reforestation land requiring the payment of an annual forest fee and a yield tax when timber is cut.

Lot 1, Section 7, Township 40 North, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, EXCEPTING therefrom the following described parcel:

beginning at a point where the Section line between Sections 7 and 8, Township 40 North, Range 8 East of the Willamette Meridian intersects the right-of-way line of the Keno-Worden County Road, which point is 65.0 feet North of the meander corner between said Sections 7 and 8, and 739.6 feet, more or less, South of the 4 corner between said Sections; thence North $29^{\circ} 27'$ West 142.1 feet, more or less, along the right of way line of said road to the North line of Lot 4 of said Section 7; thence West 166.1 feet along the North line of said Lot 4 to the Westerly line thereof; thence South $80^{\circ} 0'$ East along the Westerly line of said Lot 4, 55.1 feet; thence South $17^{\circ} 10'$ East along the South-westerly line of said Lot 4, a distance of 839.7 feet; thence North $62^{\circ} 13'$ East 40.6 feet to the point of beginning.

Also all that part of the following described tract of land lying Northerly and Easterly of Keno-Worden County Road:

Beginning at a point 415 feet North of the corner to Sections 7, 8, 17 and 18, in Township 40 South, Range 8 East of the Willamette Meridian; thence North 22.5 feet to the 4 corner between Sections 7 and 8; thence East 1320 feet, more or less, thence South $31^{\circ} 4'$ West 2595 feet to the place of beginning, being a part of the NW $\frac{1}{4}$ of Section 8, Township 40 South, Range 8 East of the Willamette Meridian.

PARCEL 2:

The S $\frac{1}{2}$ SW $\frac{1}{4}$, Section 7, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Also a tract of land situated in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 7, Township 40 South, Range 8 East of the Willamette Meridian, more particularly described as follows:

Beginning at a 5/8" iron pin which is located North $23^{\circ} 36' 18''$ West 1987.99 feet from the Southeast corner of said Section 7; thence South $74^{\circ} 15' 20''$ West 127.77 feet to a 5/8" iron pin in an existing fence line; thence South $85^{\circ} 44' 40''$ East along said fence line 194.5 feet to a fence corner; thence leaving said fence line and continuing South $85^{\circ} 44' 40''$ East to the South line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 7; thence Easterly along the South line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 7 to a point that bears South $15^{\circ} 41' 40''$ East from the point of beginning thence North $15^{\circ} 41' 40''$ West to the point of beginning.

ALSO a tract of land situated in the Southeast Quarter of Section 7, Township 40 South, Range 8 East of the Willamette Meridian, more particularly described as follows:

Beginning at a 5/8" iron pin which is located North $24^{\circ} 22' 20''$ West a distance of 2137.93 feet from the Southeast corner of said Section 7; thence North $26^{\circ} 02' 00''$ West 416.00 feet to a 5/8" iron pin; thence South $65^{\circ} 53' 00''$ West 208.00 feet to a 5/8 inch iron pin; thence South $26^{\circ} 02' 00''$ East 416.00 feet to the point of beginning; thence North $65^{\circ} 58' 00''$ East 208.00 feet to the point of beginning; with the bearings based on recorded survey No. 1356, as recorded in the office of the Klamath County Surveyor.

AND ALSO Lot 9, the S $\frac{1}{2}$ SW $\frac{1}{4}$, the NE $\frac{1}{4}$ SE $\frac{1}{4}$, and that portion of the W $\frac{1}{2}$ SW $\frac{1}{4}$ (being Lots 1 and 10) of Section 8, described as follows:

Beginning at the Northeast corner of said W $\frac{1}{2}$ SW $\frac{1}{4}$; thence South $31^{\circ} 4'$ West to the Northeasterly right-of-way line of the Keno-Worden County Road; thence Northeasterly, along said right-of-way line, to the South line of said W $\frac{1}{2}$ SW $\frac{1}{4}$; thence East along said South line, to the Southeast corner of said W $\frac{1}{2}$ SW $\frac{1}{4}$; thence North along the East line of said W $\frac{1}{2}$ SW $\frac{1}{4}$ to the point of beginning; and also that portion of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 17, lying Northeasterly of the right-of-way of the Keno-Worden County Road, and being in Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Now for record at request of Transamerica Title Co.

on 20th day of September A.D. 1978 at 3:58'clock P.M., one

only recorded in Vol. 178 of Books on Page 21792

For \$12.00

W. D. MILNE, County Clerk

By *Barbara L. Helich*

WILLIAM A. HOWARD, husband and wife

Whereas the STATE OF OREGON, pursuant to the provisions of Chapter 477, Laws of 1909, the following is the description of the land of said State, to-wit:

PARCEL 1:

Lot 4, Section 7, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the following described parcel:

Beginning at a point where the Section line between Sections 7 and 8, Township 40 South, Range 8 East of the Willamette Meridian intersects the Southwesterly right of way line of the Keno-Worden County Road, which point is 66.0 feet North of the meander corner between said Sections 7 and 8, and 739.0 feet, more or less, South of the $\frac{1}{4}$ corner between said Sections; thence North $29^{\circ} 27'$ West 849.3 feet, more or less, along the right of way line of said road to the North line of Lot 4 of said Section 7; thence West 166.3 feet along the North line of said Lot 4 to the Westerly line thereof; thence South $8^{\circ} 0'$ East along the Westerly line of said Lot 4, 55.2 feet; thence South $17^{\circ} 30'$ East along the Southwesterly line of said Lot 4, a distance of 839.7 feet; thence North $60^{\circ} 15'$ East 40.6 feet to the point of beginning.

Also all that part of the following described tract of land lying Northerly and Easterly of Keno-Worden County Road:

Beginning at a point 415 feet North of the corner to Sections 7, 8, 17 and 18, in Township 40 South, Range 8 East of the Willamette Meridian; thence North 2225 feet to the $\frac{1}{4}$ corner between Sections 7 and 8; thence East 1320 feet, more or less, thence South $31^{\circ} 4'$ West 2595 feet to the place of beginning, being a part of the $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 8, Township 40 South, Range 8 East of the Willamette Meridian.

PARCEL 2:

The SE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 7, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

ALSO a tract of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7, Township 40 South, Range 8 East of the Willamette Meridian, more particularly described as follows:

Beginning at a 5/8" iron pin which is located North $28^{\circ} 36' 18''$ West 1987.99 feet from the Southeast corner of said Section 7; thence South $74^{\circ} 15' 20''$ West 157.77 feet to a 5/8" iron pin in an existing fence line; thence South $15^{\circ} 44' 40''$ East along said fence line 194.5 feet to a fence corner; thence leaving said fence line and continuing South $15^{\circ} 44' 40''$ East to the South line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 7; thence Easterly along the South line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 7 to a point that bears South $15^{\circ} 44' 40''$ East from the point of beginning thence North $15^{\circ} 44' 40''$ West to the point of beginning.

THE CHIEF OF THE BUREAU OF LAND MANAGEMENT

AND ALSO Lot 9, the SE $\frac{1}{4}$ SW $\frac{1}{4}$, the NE $\frac{1}{4}$ SW $\frac{1}{4}$, and that portion of the $\frac{1}{2}$ SW $\frac{1}{4}$ (being Lots 1 and 10) of Section 8, described as follows:

Beginning at the Northeast corner of said $\frac{1}{2}$ SW $\frac{1}{4}$; thence South $31^{\circ} 4'$ West to the Northeast right-of-way line of the Keno-Worden County Road; thence Southwesterly, along said right-of-way line, to the South line of said $\frac{1}{2}$ SW $\frac{1}{4}$; thence East along said South line, to the Southeast corner of said $\frac{1}{2}$ SW $\frac{1}{4}$; thence North along the East line of said $\frac{1}{2}$ SW $\frac{1}{4}$; to the point of beginning; and also that portion of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 17, lying Northeasterly of the right-of-way of the Keno-Worden County Road, all being in Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Witness my hand and seal of office, this 10th day of August, 1910, at Salem, Oregon.

ST 122