

T. WILSON PHIPPS & KAY R. PHIPPS, as tenants by the entirety, as to an undivided $\frac{1}{2}$ interest and ARTHUR NEIL PHIPPS & DOREEN P. PHIPPS, as tenants by the entirety, as to an undivided $\frac{1}{2}$ interest, hereinafter called grantor, convey(s) to RONALD G. WILLIAMS AND DENISE R. WILLIAMS, husband and wife

all that real property situated in the County of KLAMATH, State of Oregon, described as:

All of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 1, Township 40 South, Range 8 east of the Willamette Meridian, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM that parcel of land described as follows: Beginning at the Southwest corner of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 1, said point also being the Southeast corner of Lot 4, Block 3, MIDLAND HILLS ESTATES; thence North 00° 09' 00" West along the West line of said NE $\frac{1}{4}$ NE $\frac{1}{4}$, a distance of 360 feet to the North boundary line of Leach Drive; thence East parallel with the South line of the said NE $\frac{1}{4}$ NE $\frac{1}{4}$, a distance of 610 feet; thence South parallel with the West line of the said NE $\frac{1}{4}$ NE $\frac{1}{4}$, a distance of 360 feet to the South line of the NE $\frac{1}{4}$ NE $\frac{1}{4}$; thence West along the said South line, a distance of 610 feet to the point of beginning.

Subject to:

1. Taxes for the year 1978-79 are now a lien but not yet payable.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
3. Right of way, including the terms and provisions thereof, for pole and wire line, recorded in Deed Book 42 at page 115, Klamath County Deed Records, granted to the California Oregon Power Company. (affects Parcel 1)
4. Rights of the public in and to any portion of said premises lying within the limits of the public roads and highways.

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

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 \$ 35,000.00 .

Dated this 10th day of October, 19 78.

T. Wilson Phipps & Kay R. Phipps
Arthur Neil Phipps & Doreen P. Phipps

STATE OF OREGON, County of Klamath) ss.

on this 10th day of October

1978

T. WILSON & KAY R. PHIPPS and ARTHUR NEIL & DOREEN P. PHIPPS 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:

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)

TO

After Recording Return to:

TA Nancy

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

5. Easement, if any, for public utilities in vacated street and alley areas.

6. 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., (Affects Parcel 1).

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

on 10th day of October A. D. 1978 at 3:49 clock P.M., at

uly recorded in Vol. M78, of Deeds on Page 22674

Wm D. MILNE, County Clerk

By Bernard J. Delich

Fee \$6.00

