

CLIFFORD B. CHALENOR and AVELINA CHALENOR, husband and wife
hereinafter called grantor, convey(s) to
ANTHONY P. DUARTE and SHIRLEY A. PETTE, not as tenants in common, but with the right
of survivorship all that real property situated in the County
of Klamath, State of Oregon, described as:

The NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 24, Township 36 South, Range 12 East of the Willamette Meridian,
in the County of Klamath, State of Oregon. Reserving the South 30 feet of the E $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$
for ingress and egress.

SUBJECT TO:

- 1) Rights of the public in and to any portion of said premises lying within the limits
of roads and highways.
- 2) Part of this property is within the boundaries of the Spring Creek Irrigation
Unit established by Klamath Indian Agency and is apparently now operated by the
water users. It is therefore, subject to such uses and obligations as have been
established by such users.
- 3) Reservations for State Highway, existing easements for public roads, and highways,
public utilities and for railroads, pipelines and any other easements or rights of way
of record, including the terms and provisions thereof, contained in deeds dated July 18,
1958, recorded July 23, 1958 in Book 301 at page 246, Deed Records; continued on reverse side
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
those stated above and on the reverse side

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 \$ 13,000.00 .*

Dated this 13th day of October, 1978.

Clifford B. Chalenor
Avelina Chalenor

STATE OF OREGON, County of Klamath) ss.

On this 13th day of October, 1978 personally appeared the above named
Clifford B. Chalenor and Avelina Chalenor and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Darlene V. Addington
Notary Public for Oregon
My commission expires: 3-22-81

- * 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)

Chalenor

TO

Duarte, Pette, & Stuart

After Recording Return to: T/A

Send tax statements to:

Anthony Duarte
523 Carroll St.
Susanville, CA 94086

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.

By _____

Title

Deputy

Continued from reverse side . . .

dated September 10, 1958, recorded September 10, 1958 in Book 303 at page 303 Deed Records of Klamath County, Oregon.

4. Reservations, including the terms and provisions thereof, in all mine and mineral rights as set forth in instrument dated August 2, 1960, recorded November 10, 1964 in Book 356 at page 397, Deed Records.

5. An easement created by instrument, including the terms and provisions thereof, dated June 20, 1967 and recorded June 21, 1967 in Book M-67 Page 4669 in favor of Pacific Northwest Bell Telephone Company for access road easement.

6. An easement created by instrument, including the terms and provisions thereof recorded in Book M-70 at page 5064 in favor of Pacific Power & Light Company for right of way over and across the N $\frac{1}{2}$ NW $\frac{1}{4}$, W $\frac{1}{2}$ E $\frac{1}{2}$ Section 24 and the N $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NE $\frac{1}{4}$ and the NE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 25, Township 36 South, Range 12 East of the Willamette Meridian.

~~7. Lease, including the terms and provisions thereof, dated June 4, 1973, recorded September 6, 1973 in M 73 at page 12004, Microfilm Records, between Clifford J. Emmich and Dowdle Oil Corporation.~~

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Subscribed for record at request of Transamerica Title Co.

this 18th day of October A. D. 1978. at 11:08:00 A. M., and duly recorded in Vol. M78, of Deeds on Page 23333

Wm D. MILNE, County Clerk

By Bernice A. Heltsch

Fee \$6.00