

MTC 7152-L

58280

-WARRANTY DEED- Vol. ^m78 Page 25557

KEITH L. RICE, JR. and JEAN RICE, husband and wife, Grantors,
warrant and convey to WALLIE GREEN and DODIE GREEN, husband and wife,
Grantees, the following described real property situate in Klamath
County, Oregon, free of all encumbrances, except as specifically set
forth herein:

A tract of land situate in the W $\frac{1}{2}$ of Section 20,
T. 40 S., R. 10 E., Willamette Meridian, Klamath
County, Oregon, more particularly described as
follows: Beginning at a point on the West line
of said Section 20, from which the Northwest corner
of said Section 20, as marked by a 5/8" iron pin,
bears Northerly 1835.80 feet; thence East 30 feet
more or less, to a 5/8" iron pin on the Easterly
right of way line of Cheyne Road; thence East 917.5
feet, more or less, to a 5/8" iron pin on the South-
Westerly right of way line of the Southern Pacific
Railroad; thence Southeasterly along said right of
way 979 feet, more or less, to the centerline of
the USBR No. 5 (Henley) Drain as shown on the USRS
Klamath Project right of way Map, No. 12-201-1325;
thence Westerly along said centerline 1678 feet,
more or less, to the West line of said Section 20,
thence Northerly 264.33 feet to the point of be-
ginning.

TOGETHER with a non-exclusive easement 10 feet in
width for an irrigation pipeline beginning at the
most Northerly point of the hereinafter described
property and extending in a Southerly direction
along the Westerly boundary of the hereinafter
described property running parallel with and next
to Cheyne Road; TOGETHER with a non-exclusive ease-
ment 20 feet in width for a flood irrigation ditch
beginning at the most Northerly point of the here-
inafter described property and extending in a South-
easterly direction along the Easterly boundary of the
hereinafter described property, running parallel with
and next to the Southern Pacific Railroad right of way,
both easements being over and across the following
described real property:

A tract of land situated in the W $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 20,
T40S, R10EWM, more particularly described as follows:
Beginning at a point on the West line of said Section
20 from which the Northwest corner of said Section 20
as marked by a 5/8" iron pin, bears Northerly 1835.80
feet; thence East 30 feet, more or less, to a 5/8" iron
pin on the Easterly right of way line of Cheyne Road;
thence East 917.5 feet, more or less, to a 5/8" iron
pin on the Southwesterly right of way line of the
Southern Pacific Railroad; thence Northwesterly along
said right of way line 1704 feet, more or less, to the
West line of said Section 20; thence Southerly 1416.5
feet, more or less, to the point of beginning, con-
taining 15.27 acres, more or less, including the area
in said Cheyne Road. Reference recorded survey No. 2549
as recorded in the office of the Klamath County
Surveyor.

WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601
1. WARRANTY DEED

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and covenant that grantor is the owner of the above-described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; rules, regulations, liens and assessments of water users and sanitation districts; the assessment roll and the tax roll disclose that the premises herein described have been specially assessed as farm use land; if the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last ten (10) or lesser number of years in which the farm use assessment was in effect for the land and in addition thereto a penalty may be levied if notice of disqualification is not timely given; 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 Twenty Five Thousand Nine Hundred Fifty Nine and No/100ths (\$25,959.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to: Wallie & Dodie Green, Rt 1 Box 620, Klamath Falls, Ore.

DATED this 28th day of November, 1977.

Keith L. Rice Jr.
Jean Rice

STATE OF OREGON)
County of Klamath) ss.
November 28, 1977.

Personally appeared the above-named KEITH L. RICE, JR. and JEAN RICE, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Judy B. Pubal
Notary Public for Oregon
My Commission expires: 8-23-81

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 13th day of November A. D. 1978 at 3:44 clock P. M., and

duly recorded in Vol. M78, of Deeds on Page 25557

return to MTC

Fee \$6.00

Wm. D. Milne, County Clerk
Bernice A. Smith

WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601