

TA 38-14287-4-7

59307

WARRANTY DEED (INDIVIDUAL)

Vol. <sup>m</sup> 78 Page 27311

CHARLES G. DUNCAN and LEONE M. DUNCAN, husband and wife

RANDALL LOUIS TURNER and BONNIE SUE TURNER, hereinafter called grantor, convey(s) to  
husband and wife

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

PARCEL 1: The NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 33, Township 40 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

SUBJECT TO: 1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways. 2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Shasta View Irrigation District. 3. Reservations and restrictions contained in deed from A.N. Kelsey, et ux, to C.M. Duncan, et ux, dated April 11, 1949, recorded April 13, 1949 in Book 230 at page 229. 4. Reservations and restrictions contained in deed from C.M. DUNCAN, et ux, to Charles C. Duncan, et ux, dated September 18, 1950, recorded September 18, 1950 in Book 242 at page 147, deed records of Klamath County, Oregon. 5. An easement created by instrument, including the terms and provisions thereof, recorded May 15, 1962 in Book 337 at page 416 in favor of Pacific Power and Light Company for overhang easement to construction and maintain electrical circuits in a position to overhang premises together with right to enter upon premises. 6. Agreement, including the terms and provisions thereof, recorded December 14, 1966 in M-66 at page 12430, between Robert Powell and Shasta View Irrigation District for ditch purposes over the SE $\frac{1}{4}$  of Section 33, Township 40 South, Range 12 East of the Willamette Meridian. 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 \$ 25,000.00

Dated this 24th day of December

1978

Charles G. Duncan

Leone M. Duncan

STATE OF OREGON, County of KLAMATH

) ss.

On this date, December

Charles G. Duncan and Leone M. Duncan

1978

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: 2/14/81

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)

DUNCAN

TO

TURNER

Send Taxes to:

Department of Veterans Affairs  
1225 Ferry St. S.E.  
Salem, Oregon 97310

Return to: Mr. and Mrs. Randall Turner  
Star Route 87A, Malin OR

STATE OF OREGON,

County of ) ss.

I certify that the within instrument was received for record on the day of 1978 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

Deputy

7. An easement created by instrument, including the terms and provisions thereof, dated May 10, 1973 and recorded August 7, 1973 in Book M-73 at page 10236 in favor of Shasta View Irrigation District for Water pipe lines and access road.
8. Financing Statement under County Clerk's File No. 12221. Filed April 6, 1976 from Randall L. Turner and Bonnie Turner, husband and wife to Klamath Production Credit Association, for equipment.
9. No liability is assumed 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.
10. 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.
11. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District. (Affects a portion of Parcel 2)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

on 5th day of December A. D. 1978 at 11:42 o'clock A.M. and

is recorded in Vol. M78, of Deeds on Page 27311

Wm D. MILNE, County Clerk

By Bernetha S. Letch

Fee \$6.00