

59760

## WARRANTY DEED (INDIVIDUAL)

Vol. M78 Page 28042

-16739-D

MICHAEL R. PETERSON AND PEGGY LOU PETERSON, husband and wife

as ARLEN C. KAGAY as to an undivided 1/3 interest hereinafter called grantor, convey(s) to  
 to an undivided 2/3 interest & SOUTHERN LAND & CATTLE, INC.  
 of Klamath State of Oregon, described as:  
 "See attached Exhibit A"

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except \_\_\_\_\_  
 as set forth in Exhibit A

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 \$ 67,500.00 \*

Dated this 14 day of December, 19 78

Michael R. Peterson  
Peggy Lou Peterson

STATE OF OREGON, County of Klamath ) ss.

Michael R. & Peggy Lou Peterson personally appeared the above named  
 instrument to be Chair and acknowledged the foregoing  
 voluntary act and deed.

Before me:

Donna K. Rick  
 NOTARY PUBLIC-OREGON  
 My Commission Expires 1/21/79

Notary Public for Oregon  
 My commission expires: \_\_\_\_\_

- \* 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: Donna  
 send tax statements to:  
 14625 Carmenita No. 223  
 Norwalk, Calif 90650

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

28043

PARCEL 2

Exhibit A

page 2

A parcel of land situated in the E $\frac{1}{2}$  of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and being more particularly described as follows:

Beginning at the quarter corner common to Sections 13 and 24, Township 39 South, Range 9 East of the Willamette Meridian; thence North along the North South center section line 30.0 feet to the true point of beginning; thence continuing North along the North South center section line 4190.0 feet to the intersection with the Southerly right of way line of the U.S.B.R. A-Canal; thence Southerly along the Southerly right of way line of said canal to its intersection with the centerline of a drain ditch; thence easterly along the centerline of a second drain ditch; thence in a generally Southerly direction along the centerline of the second drain ditch, to a point that is 565 feet East of the West line of the E $\frac{1}{2}$  of said Section 13; thence due South to a point 30 feet North of the South line of said Section 13; thence West 503 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion lying South of the Northerly boundary of that property conveyed to Klamath County by deed recorded July 14, 1978 in Book M-78 at page 15156.

EXCEPTING THEREFROM those portions lying within the canal right of ways.

Subject to:

1. Regulations of the Klamath Irrigation District
2. Easement recorded October 20, 1916 in Book 46 Page 214
3. Easement recorded December 18, 1940 in Book 134 Page 126
4. This property is currently under Farm Use Assessment and will remain that way until such time as the grantees disqualify the property from the Farm Use Assessment.

STATE OF OREGON; COUNTY OF KLAMATH, ss.  
Filed for record ~~3:42 PM~~  
this 14th day of December A. D. 1978 at 3:42 o'clock P.M., on  
duly recorded in Vol. M-78, of Deeds on Page 28042  
Fee \$6.00 By Wm D. MILNE, County Clerk  
Janet M. Miller