

DELMAR J. CHIRHART AND JOAN CHIRHART, HUSBAND AND WIFE

GARY M. STRONG AND MARION L. STRONG, HUSBAND AND WIFE, hereinafter called grantor, convey(s) to

of Klamath, State of Oregon, described as:  
(See attached description) all that real property situated in the Countyand covenant(s) that grantor is the owner of the above described property free of all encumbrances except \_\_\_\_\_  
(see attached exceptions)

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 \$ 85,000.00Dated this 2nd day of January, 1978.Delmar J. Chirhart  
DELMAR J. CHIRHARTJoan Chirhart  
JOAN CHIRHARTSTATE OF OREGON, County of Klamath ) ss.On this 2nd day of January, 1979 personally appeared the above named  
Delmar J. Chirhart and Joan Chirhart and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me:

Julia J. Farrell  
Notary Public for OregonMy 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)

Chirhart

TO

StrongAfter Recording Return to:  
Mr. and Mrs. Gary M. Strong  
338 S. Rogers  
Klamath Falls, OR 97601  
SEND TAX STATEMENTS TO:  
Same as now listed

STATE OF OREGON,

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 \_\_\_\_\_

Deputy

PARCEL 1:

The W $\frac{1}{2}$  of the NW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 20, Township 36 South, Range 13 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 2:

The E $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 20, Township 36 South, Range 13 East of the Willamette Meridian, EXCEPTING THEREFROM the East 165 feet thereof, in the County of Klamath, State of Oregon.

SUBJECT TO:

1. Eighty foot right of way of Highway 66 as disclosed by certificate recorded July 1, 1959 in Volume 313 at page 591, and shown in Land Status Report recorded in Volume 307 at page 111.
2. Easement of California Oregon Power Company, including the terms and provisions thereof, as disclosed by Land Status Report recorded in Volume 307 at page 111.
3. Subject to any visible easements for railroads or utilities visible on the ground and any existing facilities actually constructed by United States of America, as provided for in Land Status Report recorded in Volume 307 at page 111.
4. Right of way, including the terms and provisions thereof, for roadway 20 feet in width across NW $\frac{1}{4}$  of Section 20, Township 36 South, Range 13 East of the Willamette Meridian, granted to W. L. Biggerstaff recorded May 12, 1966 in M-66 at page 5173, Biggerstaff in turn made a conveyance of right of way to Howard D. Hunter and Nora C. Hunter, husband and wife, by instrument recorded June 14, 1966 in M-66 at page 6157.
5. Rights of the public and of Governmental bodies in and to that portion of the herein described property lying below the ordinary high water mark of Sprague River.
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.
7. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$42,300.00
 

Dated	: October 4, 1974	
Recorded	: October 4, 1974	Book: M-74 Page: 13074
Mortgagor	: Delmar J. Chirhart and Joan Chirhart, husband and wife.	
Mortgagee	: State of Oregon, represented and acting by the Director of Veterans' Affairs	

 which grantees herein agree to assume and pay in full.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 3rd day of JANUARY A.D., 1979 at 10:52 o'clock A.M., and duly recorded in Vol 479 of DEEDS on Page 257.

FEE \$ 6.00

WM. D. MILNE, County Clerk

By Jacqueline M. Milne