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Until a change is requested, all tax statements shall be sent to the following address: James H. & Mary Helen Connelly

Star Rt., Jamesville, Ca 96112

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K-31306

WARRANTY DEED

CHARLES A. NELSON and ELEANOR L. NELSON, husband and wife, hereinafter referred to as Grantors, do hereby grant, bargain, sell and convey unto JAMES H. CONNELLY and MARY HELEN CONNELLY, husband and wife, hereinafter referred to as Grantees, their heirs, successors and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows:

The following described real property situate in Klamath County, Oregon:

The SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 4, Township 39 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM the following: Beginning at a point on the North line of the said SE $\frac{1}{4}$ SE $\frac{1}{4}$ and the centerline of said existing road, from which the Southeast corner of said Section 4 is South 21° 45' 30" East 701.00 feet and South 38° 01' 20" East 807.11 feet; thence Westerly to the Northwest corner of said SE $\frac{1}{4}$ SE $\frac{1}{4}$; thence Southerly to the Southwest corner of said SE $\frac{1}{4}$ SE $\frac{1}{4}$; thence Easterly along the South line of said Section 4 to a point on the centerline of said existing road; said point being Westerly 11 feet, more or less, from the Southeast corner of said Section 4; thence Northwesterly along the centerline of said existing road to the point of beginning, with bearings based on Survey No. 1547 as recorded in the office of the Klamath County Surveyor.

ALSO INCLUDING The S $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 3, the N $\frac{1}{2}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$, and SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 10, all in Township 39 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM that portion described as follows: The following tract of land located in the NW $\frac{1}{4}$ of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, described as follows: Beginning at the Southwest corner of the N $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 10; thence North along the West boundary line of said section, 730 feet to a point; thence East 730 feet; thence South 730 feet, more or less, to a point on the South line of the N $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$; thence West to the point of beginning.

ALSO EXCEPTING THEREFROM that portion described as follows: A parcel of land situated in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ and SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, being more particularly described as follows: Beginning at the iron pin marking the center of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, said pin being also the Northwest corner of East Bonanza Addition to the City of Bonanza, Klamath County, Oregon; thence North along the West right of way of West Avenue 30.0 feet; thence East along the North right of way of Morine Avenue 137.9 feet; thence North 110.0 feet; thence West 217.95 feet to the centerline of a drain; thence South 110° 56' West along the centerline of said drain 143.1 feet to the East-West centerline of said Section 10; thence East along the said centerline of said Section 10, 109.64 feet to the point of beginning.

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ALSO EXCEPT a tract of land situate in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, more particularly described as follows: Beginning at a point on the North-South center section line of said Section 10, from which the North quarter corner of said Section 10 bears North 00°02'06" West 1997.28 feet; thence South 19°16'22" West, along the drain ditch, 530.67 feet to the Northwesterly corner of parcel described in Deed Volume 353 page 253, as recorded in the Klamath County Deed Records; thence South 89°30'16" East, along the North line of said parcel, 20.44 feet to a $\frac{1}{2}$ inch iron pipe; thence continuing along said line 155.03 feet to the North-South center section line of said Section 10; thence North 00°02'06" West 443.91 feet to a $\frac{5}{8}$ inch iron pin; thence continuing North 00°02'06" West 58.53 feet to the point of beginning

SUBJECT TO: (1) Farm land tax deferments pursuant to ORS 308.370 to 308.403, together with earned interest, may become payable if farm land tax deferment status is lost.

(2) Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.

(3) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Horsefly Irrigation District.

(4) Right of way, including the terms and provisions thereof, dated November 7, 1951, recorded December 8, 1951, in Deed Volume 96 at page 369, to The California Oregon Power Company, a California corporation.

(5) Right of way, including the terms and provisions thereof, dated April 18, 1955, recorded May 5, 1955, in Deed Volume 274 at page 153, from Goon P. Wu and Ida L. Wu, husband and wife, to The California Oregon Power Company, a California corporation.

(6) Agreement and Easement, including the terms and provisions thereof, dated April 6, 1978, recorded April 7, 1978 from Lyle H. Bozarth and Joann T. Bozarth, husband and wife, in Volume M78 at page 6692, Microfilm Records of Klamath County, Oregon.

(7) Mortgage, including the terms and provisions thereof, given by Charles A. Nelson and Eleanor L. Nelson, husband and wife, to The Federal Land Bank of Spokane, a corporation of Spokane, Washington, dated April 7, 1978, recorded April 18, 1978, in M78 at page 7527, Microfilm Records of Klamath County, Oregon, to secure the payment of \$170,000.00.

(8) Mortgage, including the terms and provisions thereof, given by Charles A. Nelson and Eleanor L. Nelson, husband and wife, to Lyle H. Bozarth and Joann T. Bozarth, husband and wife, dated April 20, 1978, recorded April 21, 1978, in M78 at page 7826, Microfilm Records of Klamath County, Oregon, to secure the payment of \$45,000.00.

to have and to hold the same unto Grantees, their heirs, successors and assigns forever.

Grantors hereby covenant to and with said Grantees, their heirs, successors and assigns, that they are lawfully seized in fee simple of the above-granted premises, free and clear of all encumbrances, except those noted above, and that Grantors will warrant and forever defend the above-granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above-described encumbrances.

The true and actual consideration paid for this transfer is \$260,000.00.

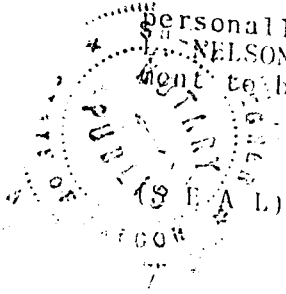
IN WITNESS WHEREOF, the Grantors have executed this instrument this 2 day of January, 1979.

Charles A. Nelson

Eleanor L. Nelson

STATE OF OREGON)
 County of Klamath) ss.

Before me this 2 day of January, 1979,
 personally appeared the above-named CHARLES A. NELSON and ELEANOR
 NELSON, husband and wife, and acknowledged the foregoing instru-
 ment to be their voluntary act deed.



[Signature]
 Notary Public for Oregon
 My Commission Expires 1980-5-79

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of WILLIAM A. NELSON
 this 3rd day of January A. D. 1979 at 3:03 o'clock P.M., and
 duly recorded in Vol. M 79, of DEEDS on Page 288

FEE \$ 12.00

Wm D. MILNE, County Clerk
 By *Jaqueline J. Mettler*