

Until a change is requested, all tax statements shall be sent to the following address:

K- 31270

60562

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WARRANTY DEED

GEORGIA L. MOORE, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto JAMES L. MOORE and CHERYL L. MOORE, 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 Southeast quarter of Section 3 and Lots 6 and 7 of Section 2, all in Township 41 South, Range 10 East Willamette Meridian, SUBJECT TO: Easements and rights of way of record or apparent on the land; all contracts for irrigation water, excepting therefrom a parcel of land situated in the Southeast quarter of Section 3, Township 41 South, Range 10 East Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Commencing at an axel marking the Southwest corner of said SE $\frac{1}{4}$; thence North 00°17'30" East along the centerline of Merrill Pit Road, a county road, 30.00 feet; thence South 89°04'13" East, 30.00 feet to the easterly right-of-way line of said Merrill Pit Road and the POINT OF BEGINNING for this description; thence North 00°17'30" East along said right-of-way line, 2609.75 feet; thence South 89°40'30" East 258.42 feet; thence South 09°06'53" East, 2652.97 feet to the northerly right-of-way line of Falvey Road, a county road; thence North 89°04'13" West along said northerly right-of-way line, 692.06 feet to the point of beginning containing 28.49 acres, more or less.

SUBJECT TO: A life estate which Grantor reserves unto herself in the following described real property: A tract of land situated in Sections 2 and 3, Township 41 South, Range 10 East Willamette Meridian, Klamath County, Oregon, to-wit: Commencing at the Southwest corner of the Southeast quarter of said Section 3, Township 41 South, Range 10 East Willamette Meridian, more particularly described as follows: Commencing at the Southwest corner of the SE $\frac{1}{4}$ of said Section 3; thence S89°04'04"E, along the centerline of Falvey Road, 2648.22 feet to a point on the Easterly line of the Southern Pacific Railroad right of way; thence N19°31'50"W along said easterly line, 32.02 feet to a point on the North line of Falvey Road, said point being the true POINT OF BEGINNING of this description; thence continuing on said Easterly line, N19°31'50"W, 1775.19 feet; thence S89°10'18"E, 650.42 feet, more or less, to a point on the right bank of Lost River; thence, Southeasterly along said right bank to the aforementioned North line of Falvey Road; thence, N89°14'23"W, along said North line, 740.62 feet, more or less, to the point of beginning, containing 20.3 acres, more or less.

And Grantor also grants, bargains, sells and conveys unto Grantees, an easement for driveway purposes, as follows:

A strip of land 30 feet wide beginning at the North boundary of Falvey Road between the West bank of Lost

WARRANTY DEED (1)

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River and the East boundary of the Southern Pacific Railroad right of way at the point where the existing driveway intersects Falvey Road; thence Northerly following the route of said existing driveway over and across said driveway route to the North boundary of the property herein described as subject of a life estate reserved unto Grantor, situated in Sections 2 and 3, Township 41 South, Range 10 East of the Willamette Meridian.

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

Grantor hereby covenants 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 Grantor 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.

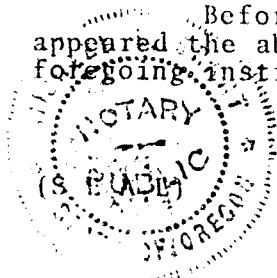
The true and actual consideration paid for this transfer is \$60,000.00.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 3rd day of January, 1979.

Georgia L. Moore

STATE OF OREGON)
) ss.
County of Klamath)

Before me this 3rd day of January, 1979, personally appeared the above-named GEORGIA L. MOORE, and acknowledged the foregoing instrument to be her voluntary act and deed.



Michael J. Brant
Notary Public for Oregon
My Commission Expires: 1-21-81

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request

this 4th day of January A. D. 1979 at 11:15 o'clock A.M., and
fully recorded in Vol. 1-79, of Deeds on Page 352

Fee \$6.00

Wm D. MILNE, County Cl.
By Jacqueline J. Mettler