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WARRANTY DEED—STATUTORY FORM OF  
INDIVIDUAL GRANTOR

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Page

1597



RONALD V. KETCHAM and MADELINE M. KETCHAM, husband and wife, Grantor,  
conveys and warrants to DENNIS H. IGOU and MICHELE M. IGOU, husband and  
wife, Grantee, the following described real property  
free of encumbrances except as specifically set forth herein situated in Klamath  
County, Oregon, to-wit:  
(SEE ATTACHED LEGAL DESCRIPTION; MARKED EXHIBIT "A")

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free from encumbrances except as herein stated.

The true consideration for this conveyance is \$ 8,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 9 day of April, 1976

Ronald V. Ketcham  
Madeline M. Ketcham

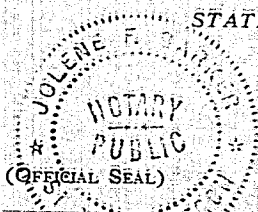
STATE OF OREGON, County of Klamath, ss. April 9th, 1976

Personally appeared the above named Ronald V. Ketcham and Madeline M.  
Ketcham, husband and wife,

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon—My commission expires: 8-7-79



## WARRANTY DEED

Ronald V. Ketcham and Madeline  
M. Ketcham GRANTOR  
Dennis H. Igou and Michele  
M. Igou GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

Mr. and Mrs. Dennis H. Igou  
Route 1, Box 719  
Bonanza, OR 97623

NAME, ADDRESS, ZIP

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

Mr. and Mrs. Dennis H.  
Igou, Route 1, Box 719

Bonanza, Oregon 97623

NAME, ADDRESS, ZIP

## STATE OF OREGON

County of } ss.

I certify that the within instru-  
ment was received for record on the  
day of , 19 ,

at o'clock M., and recorded  
in book on page or as  
file/reel number

Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

By Recording Officer  
Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

75 JUN 19 1976

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

A tract of land situated in the E $\frac{1}{2}$  of Section 19, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the northeast corner of said Section 19; thence S 00°14'22" W 1109.83 feet; thence S 13°07'17" W 87.28 feet to a 5/8 inch iron pin on the west bank of Lost River and on the True Point of Beginning of this description; thence S 11°36'09" W along said west bank 207.42 feet to a 5/8 inch iron pin; thence S 07°34'59" W along said bank 2.17 feet to a 5/8 inch iron pin; thence West 812.17 feet to a 5/8 inch iron pin on the east right of way line of the County Road; thence N 15°20'44" W along said east line 21.54 feet to a 5/8 inch iron pin; thence following said east line along the arc of a curve to the left (central angle 25°40'21" and radius 430 feet) 192.67 feet to a 5/8 inch iron pin; thence N 41°01'05" W along said east line 125.27 feet to a 5/8 inch iron pin; thence S 85°39'29" E 1035.29 feet to the True Point of Beginning.

Acres and use limitations under provisions of the United States Statutes and regulations issued thereunder.

Liens and assessments of Klamath Project and Horsefly Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith.

Any unpaid charges or assessments of Horsefly Irrigation District.

Right of Way, including the terms and provisions thereof, given by Horsefly Irrigation District to The California Oregon Power company, a corporation, dated March 26, 1931, recorded April 15, 1931, Deed Vol. 95, page 111, records of Klamath County, Oregon, for construction and maintenance of power lines.

Right of way, including the terms and provisions thereof, given by Ronald V. Ketcham and Madeline M. Ketcham, husband and wife, to The California Oregon Power Company, A California Corporation, dated March 23, 1953, recorded March 26, 1953, Deed Vol. 259, page 608, records of Klamath County, Oregon, for construction and maintenance of power lines.

Easement and right of way for gas pipe line, including the terms and provisions thereof, given by Ronald V. Ketcham and Madeline M. Ketcham, husband and wife, to El Paso Natural Gas Co., a Corporation, dated January 10, 1961, recorded January 10, 1961, Deed Vol. 327, page 115, records of Klamath County, Oregon.

## EXHIBIT "A"

STATE OF OREGON; COUNTY OF KLAMATH; ss. :

I hereby certify that the within instrument was received and filed for record on the 18th day of January A.D., 1979 at 4:38 o'clock P M., and duly recorded in Vol. M79 of Deeds on Page 1597.

FEE \$6.00

WM. D. MILNE, County Clerk

By Bernetha H. H. H. Deputy