

1967/50

STEVENS, NESS LAW FIRM, CO., PORTLAND, OREGON

4-208

63312

KNOW ALL MEN BY THESE PRESENTS, That ARTHUR R. MONROE and LOIS J. MONROE, husband and wife,

, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LOUIS J. SILVA

, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

As more particularly described in Exhibit "A" attached hereto.

Subject to:

Contracts and/or liens for irrigation and/or drainage; reservations and restrictions of record; and easements and rights of way of record and those apparent upon the land.

Note and Mortgage executed by Arthur A. Monroe and Lois J. Monroe to Prudential Insurance Company of America, dated March 24, 1966, recorded March 25, 1966, Mortgage Volume M66, page 2633, Microfilm Records of Klamath County, Oregon, to secure the payment of \$75,000.00 which Note and Mortgage the grantee expressly assumes and agrees to pay as the same becomes due and owing.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as hereinabove set forth,

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, stated in terms of dollars, is \$130,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).^①

In construing this deed and where the context so requires the singular includes the plural.

WITNESS grantor's hand this 22nd day of March, 1973.

* Arthur R. Monroe
Lois J. Monroe

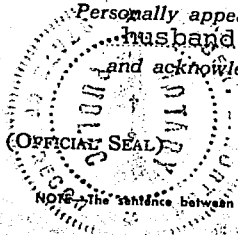
STATE OF OREGON, County of Klamath,) ss.

Personally appeared the above named ARTHUR R. MONROE and LOIS J. MONROE, husband and wife,

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

Before me, Robert L. Horton
Notary Public for Oregon

My commission expires 9/17/74.



NOTE: The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

9A Julie

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

STATE OF OREGON

County of } ss.

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 or as filing fee number, Record of Deeds of said County.

Witness my hand and seal of County affixed.

By Title
Deputy

EXHIBIT "A"

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

PARCEL 1

Township 40 South, Range 13 East of the Willamette Meridian:

Section 4: The East 8.7 acres of that portion of the Northeast quarter of the Southwest quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$) which lies North and East of the Langell Valley Market Road as same was constructed in the year of 1934;

All of the Northwest quarter of the Southeast quarter; (NW $\frac{1}{4}$ SE $\frac{1}{4}$)

The Northeast quarter of the Southeast quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$), EXCEPT that portion on the Northeast corner thereof, which lies North and East of the U.S.B.R. right of way for the Lost River Channel Improvement;

All of the Southeast quarter of the Southeast quarter; (SE $\frac{1}{4}$ SE $\frac{1}{4}$)

That portion of the Southwest quarter of the Southeast quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$), which lies North and East of the Langell Valley Market Road;

That portion of the Southeast quarter of the Southwest quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$), which lies North and East of the Langell Valley Market Road.

Section 9: That portion of the North half of the Northeast quarter (N $\frac{1}{2}$ NE $\frac{1}{4}$) and the Southeast quarter of the Northeast quarter (SE $\frac{1}{4}$ NE $\frac{1}{4}$), which lies North and East of the Langell Valley Market Road.

PARCEL 2:

Township 40 South, Range 13 East of the Willamette Meridian:

Section 3: The Southwest quarter of the Southwest quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$), EXCEPT that portion which lies North and East of U.S.B.R. right of way for the Lost River Channel Improvement.

All that portion of the Southeast quarter of the Southwest quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) LYING South of the U.S.B.R. right of way for the Lost River Channel Improvement.

All that portion of the Northwest quarter of the Southwest quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$) LYING South and West of the U.S.B.R. right of way for the Lost River Channel Improvement.

Section 10: All of the Northwest quarter of the Northwest quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$).

All that portion of the Southwest quarter of the Northwest quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$), LYING North of the Langell Valley Irrigation Canal right of way as presently located.

TOGETHER with an easement over the East 20 feet of the Southwest quarter of the Northwest quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$) lying South of the Langell Valley Irrigation Canal right of way as presently located.

PARCEL 3:

Township 39 South, Range 12 East of the Willamette Meridian:

Section 33: A portion of the Southeast quarter of the Southwest quarter, more particularly described as follows: Beginning at the Southeast corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of the said Section 33; thence West 1320 feet; thence North 390 feet, more or less, to the South boundary of Lost River Channel; thence Southeasterly, along the South boundary of Lost River Channel to its intersection with the East boundary of SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 33; thence South 115 feet, more or less, to the point of beginning

PARCEL 4:

Township 40 South, Range 13 East of the Willamette Meridian:

Section 4: The East half of the Northwest quarter (E $\frac{1}{2}$ NW $\frac{1}{4}$)

A portion of the Southwest quarter of the Northwest quarter (SW $\frac{1}{4}$ NW $\frac{1}{4}$), more particularly described as follows: Beginning at the SE corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 4, Twp. 40 S.R. 13 E.W.M. thence; North along the Sixteenth line a distance of 776 feet to a point thence; West a distance of 842 feet to a point thence; South a distance of 776 feet, more or less, to the midsection line running East and West in Section 4, thence; East along midsection line to the place of beginning, EXCEPTING THEREFROM one acre in the form of a square in the Northwest corner of this description.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 2nd day of March A. D. 1979 at 3:33 o'clock P M., and

truly recorded in Vol. M79, of Deeds on Page 4708

Wm D. MILNE, County Clerk.

By Bernard A. Heloch

\$9.00