

64860

WARRANTY DEED (INDIVIDUAL)

Vol. <sup>m</sup> 79 Page 7138

RANDALL LOUIS TURNER AND BONNIE SUE TURNER, husband and wife

hereinafter called grantor, convey(s) to  
FRANK MARSHALL AND MILDRED E. MARSHALL, husband and wifeall that real property situated in the County  
of Klamath, State of Oregon, described as:

(See attached legal description)

and 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 \$ 16,500.00 \*

Dated this 30th day of March, 1979

*Randall Louis Turner*  
 RANDALL LOUIS TURNER  
*Bonnie Sue Turner*  
 BONNIE SUE TURNER

STATE OF OREGON, County of Klamath ) ss.

On this 30th day of March, 1979 personally appeared the above named  
 Randall Louis Turner and Bonnie Sue Turner  
 instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My 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)

Turner

TO

Marshall

After Recording Return to: Julie

AND

SEND TAX STATEMENTS TO:

Mr. and Mrs. Frank Marshall

P.O. Box 547

Malin, OR 97632

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 \_\_\_\_\_ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By \_\_\_\_\_

Title

Deputy

A parcel of land in Lot 15, Section 16, Township 41 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

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Beginning at a point on the Southeasterly right of way of the County, Road, known as the Depot Road, extending from the City of Malin, to the Great Northern Railroad Depot, which point of beginning is South 89° 59' East 296.4 feet; thence South 256.9 feet to the Southeasterly line of said road, and thence North 71° 00' East along the Southerly line of said road, a distance of 160.3 feet from the brass cap monument marking the Northeast corner of Lot 14, Section 16, Township 41 South, Range 12 East of the Willamette Meridian; thence South 128.15 feet; thence North 89° 34' East 40 feet; thence North 141.9 feet to the Southeasterly line of said Depot Road; thence South 71° 00' West a distance of 42.3 feet, to the point of beginning.

#### EXCEPTIONS

1. The rights of the public in and to that portion of the above property lying within the limits of roads and highways.
2. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,  
Recorded : April 13, 1949 Book: 230 Page: 229
3. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,  
Recorded : September 18, 1950 Book: 242 Page: 147
4. An easement created by instrument, including the terms and provisions thereof,  
Recorded : May 15, 1962 Book: 337 Page: 416  
In Favor Of : Pacific Power and Light Company  
For : Overhang easement to construction and maintain electrical circuits in a position to overhang premises together with right to enter upon premises.
5. Agreement, including the terms and provisions thereof, recorded December 14, 1966 in M-66 at page 12430, between Robert Powell and Shasta View Irrigation District for ditch purposes over the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Sec. 33, Twp. 40 S., R. 12 EWM.
6. An easement created by instrument, including the terms and provisions thereof,  
Dated : May 10, 1973  
Recorded : August 7, 1973 Book: M-73 Page: 10236  
In Favor Of : Shasta View Irrigation District  
For : Water pipe lines and access road.
7. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.
8. An easement created by instrument, including the terms and provisions thereof,  
Dated : August 15, 1931  
Recorded : December 1, 1931 Book: 96 Page: 353  
In Favor Of : California Oregon Power Company  
For : Power lines.
9. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Basin Improvement District.

Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at page 6187 as "Notice to persons intending to plat lands within the Klamath Basin Improvement District."

STATE OF OREGON; COUNTY OF KLAMATH; ss. .

I hereby certify that the within instrument was received and filed for record on the 2nd day of April A.D., 19 79 at 11:03 o'clock A M., and duly recorded in Vol. M79, of Deeds on Page 7138.

FEE \$6.00

WM. D. MILNE, County Clerk

By Renecha A. Sletch Deputy