

1-1-74

K3,750

65038

WARRANTY DEED

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7506

KNOW ALL MEN BY THESE PRESENTS, That L. A. Swetland

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

HARRY R. WAGGONER

, 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:

SEE REVERSE FOR DESCRIPTION

Subject to reservations, restrictions, rights of way of record and those apparent upon the land; Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder; Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations contracts, easements, water and irrigation rights in connection therewith.

(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

and that grantor will warrant and forever defend the said 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 \$ 2500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which) (The sentence between the symbols (), if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this day of April, 1979; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

L. A. Swetland

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

April 5, 1979

Personally appeared the above named

L. A. Swetland

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, County of) ss.

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Personally appeared

and

who, being duly sworn,

each for himself and not one for the other, did say that the is the

president and that the latter is the

secretary of

, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Harry R. Waggoner
P.O. Box 664
Klamath Falls

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

Sam

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

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

file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

DESCRIPTION OF PROPERTY

7507

All the following described real property situate in Klamath County, Oregon:

A tract of land situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the East right of way line of State Highway No. 39 (Klamath Falls-Merrill Highway) said point being located South a distance of 1326.66 feet and East a distance of 29.61 feet from the bolt purportedly marking the Southwest corner of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, as set and shown by record of survey No. 1018 filed in the office of the Klamath County Surveyor, said beginning point also being North a distance of 3989.91 feet and East a distance of 9.80 feet from the iron pin marking the Southwest corner of Section 18, T39S, R10EWM, thence N 89°47'40" E along the Westerly extension of an old existing fence line and along said fence line 1001.20 feet; thence South 293.25 feet; thence N 70°49'32" E 102.63 feet to a point on the arc of a 50-foot radius curve; thence Southeasterly along the arc of said curve (central angle, 102°21'44") 90.25 feet; thence S 31°36'12" E 104.55 feet; thence S 65°48'00" W 10.00 feet; thence S 24°12'00" E 180.00 feet; thence S 65°48'00" W 91.43 feet to the beginning of a curve; thence along the arc of said curve to the left (central angle, 42°41'30" and radius, 135.77 feet) 101.16 feet; thence S 23°06'30" W 74.72 feet; thence along the arc of a curve to the right (central angle, 113°45'00" and radius, 100 feet) 198.53 feet; thence N 43°08'30" W 65.00 feet to the true point of beginning of this description; thence N 31°30'33" E 130.72 feet to a point on the arc of a curve; thence Northwesterly along the arc of said curve to the right (central angle, 15°20'37" and radius, 205.06 feet) 54.93 feet; thence N 43°08'30" W 31.12 feet; thence S 46°51'30" W 118.75 feet; thence S 43°08'30" E 120.00 feet to the true point of beginning of this description.

ALSO an easement for ingress and egress to the above described tract of land along a strip of land sixty (60) feet in width being measured thirty (30) feet each side of and at right angles to the following described centerline: Beginning at a point N 31°30'33" E 160.72 feet from the true point of beginning of the above described tract of land; thence Northwesterly on the arc of a curve to the right (central angle = 15°20'57" and radius = 175.06 feet) 46.90 feet; thence N 43°08'30" W 81.00 feet; thence along the arc of a curve to the left (central angle = 47°03'50" and radius = 250 feet) 205.35 feet; thence S 89°47'40" W 132.37 feet; thence S 00°16'00" E 438.38 feet; thence West 574.51 feet, more or less, to the Easterly right of way line of State Highway No. 39 (Klamath Falls-Merrill Highway).

STATE OF OREGON

STATE OF OREGON; COUNTY OF KLAMATH;

Filed for record at request of Klamath County Title Co.

this 5th day of April A. D. 1979 at 3:50 o'clock P. M., or

re-recorded in Vol. M79 of Deeds on Page 7506

Wm D. MILNE, County Clerk

Fee \$6.00