

66574

WARRANTY DEED (INDIVIDUAL)

Vol. <sup>m</sup> 79 Page 10036

JAMES J. O'BRIEN and VIRGINIA R. O'BRIEN, husband and wife  
hereinafter called grantor, convey(s) to  
CRAIG T. KLINE and CONNIE LOU KLINE, husband and wife  
all that real property situated in the County  
of KLAMATH, State of Oregon, described as:

SEE EXHIBIT A

50  
3  
1979 MAY

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except  
SEE EXHIBIT A  
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 \$ 59,900.00 \*

Dated this 2 day of MAY, 19 79.

*James J. O'Brien*  
*Virginia R. O'Brien*

STATE OF OREGON, County of Klamath ss.

James J. O'Brien & Virginia R. O'Brien personally appeared the above named  
instrument to be their voluntary act and deed.

Before me:

*Donna K. Rick*  
DONNA K. RICK  
NOTARY PUBLIC OREGON  
My Commission Expires 7/21/83

Notary Public for Oregon  
My commission expires:

- \* 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)

O'BRIEN  
TO  
KLINE

After Recording Return to: T/A DONNA  
SEND TAX STATEMENTS TO:  
Mr. & Mrs. Craig T. Kline  
9213 Reeder Road  
Klamath Falls, Oregon 97601

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.

Title  
By Deputy

## EXHIBIT A

DESCRIPTION

A parcel of land situated in Lot 5, Section 29, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point, being the intersection of the Westerly line of Section 29 and the Northerly right of way line of the U.S.R.S. Lost River Diversion Channel, from which the Section Corner common to Sections 29, 30, 31 and 32 bears South 00° 18' 51" West, 451.86 feet; thence North 00° 18' 51" East, 280.24 feet along said Westerly line; thence North 83° 12' 40" East, 30.19 feet, leaving said Westerly line, to a ½ inch iron rod; thence North 83° 12' 40" East, 408.32 feet to a ½ inch iron rod; thence South 05° 23' 49" East, 210.09 feet to a ½ inch iron rod on said Northerly line; thence along said Northerly line as follows:

Along the arc of a curve to the left 111.26 feet (Central Angle 3° 44' 41", Radius 1702.30 feet, Chord bears South 76° 22' 11" West, 111.24 feet) to a ½ inch iron rod; thence South 74° 29' 51" West, 330.61 feet to a ½ inch iron rod; thence South 74° 29' 51" West, 31.18 feet to the point of beginning.

SUBJECT TO: Rights of the public in and to any portion of said premises lying within the limits of roads and highways.

Regulations of Klamath Irrigation District.

Contract and Grant of Easement, including the terms and provisions thereof, dated March 17, 1954, recorded August 20, 1954, in the Book 268 at page 551, Deed Records to the United States of America for Lost River Diversion Channel Enlargement.

An easement dated July 25, 1956, recorded August 16, 1956, in book 286, at page 1, in favor of the United States of America for Lost River Diversion Channel Enlargement.

Trust Deed to secure the payment of 33,600.00, dated April 14, 1976, recorded April 22, 1976, in Book M-76 at page 5891, with trustor being James J. O'Brien and Virginia R. O'Brien, husband and wife; which grantees agree to assume to pay in full.

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 May A.D., 19 79 at 3:50 o'clock P.M., and duly recorded in Vol. 179 of Deeds on Page 10036.

FEE \$6.00

WM. D. MILNE, County Clerk

By Bernetha D. Gutsch Deputy