

66698

T/A #M-38-18394-3
WARRANTY DEED (INDIVIDUAL)Vol. 79 Page 10222JOHN J. SPILLANE and PATRICIA A. SPILLANE, husband and wife

hereinafter called grantor, convey(s) to

CRAIG W. HAYS and PEGGY D. HAYS, husband and wife

all that real property situated in the County

of Klamath, State of Oregon, described as:

That portion of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ and of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 33,
Township 40 South, Range 10 East of the Willamette Meridian,
lying South of the U.S.R.S. "C" Canal.

EXCEPTING THEREFROM

Beginning at the intersection of the West boundary of the SE $\frac{1}{4}$
of said Section 33 and the South boundary of the U.S.R.S. "C"
Canal; thence South along said West boundary 296.0 feet; thence
South 88° 26' East, along an existing fence line, 416.2 feet;
thence leaving said fence, North 72° 18' East 591 feet, more or
less, to the South boundary of the U.S.R.S. "C" Canal; thence
Northwesterly along said canal boundary to the point of beginning.

ALSO EXCEPTING that part of the above described tract lying
within county road.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except SEE ATTACHED 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 \$ 75,000.00.

Dated this 3rd day of May, 19 79

John J. Spillane
Patricia A. Spillane

STATE OF OREGON, County of Klamath) ss.

On this 3rd day of May, 19 79 personally appeared the above named
John J. Spillane and Patricia A. Spillane and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Marlene P. Addington
Notary Public for Oregon
My commission expires: 3-22-81

- * 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)

TO

After Recording Return to:

Mr. & Mrs. Craig W. Hays
Rt 1, Box 634 - Buesing Road
MERRILL, OREGON 97633
Taxes: Dept. of UETS' AFFAIRS
1225 Ferry St. SE
SALEM, OREGON 97630

Form No. 0-960
(Previous Form No. TA 16)

STATE OF OREGON,)

) ss.

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 _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By _____

Title _____

Deputy _____

EXHIBIT "A"

SUBJECT TO:

10223

1. The rights of the public in and to that portion of the above property lying within the limits of roads and highways.
2. An easement created by instrument, including the terms and provisions thereof,
Dated : May 19, 1942
Recorded : August 1, 1942 Book: 149 Page: 72
In Favor Of : Pacific Telephone and Telegraph Co.
For : Poles and anchors across the NE $\frac{1}{4}$ of Sec. 24.
3. Reservations of all the coal and minerals, including the terms and provisions thereof, as disclosed by instrument,
Dated : October 5, 1945
Recorded : January 14, 1946 Book: 184 Page: 133
Reserved By : State of Oregon.
(Affects the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Sec. 13.)
4. An easement created by instrument, including the terms and provisions thereof,
Dated : October 26, 1957
Recorded : April 15, 1958 Book: 12 Page: 510 & 511
In Favor Of : Columbia Utilities Co., an Oregon Corporation.
For : Phone poles and lines.
5. An easement created by instrument, including the terms and provisions thereof,
Dated : April 3, 1961
Recorded : April 10, 1961 Book: 328 Page: 443
In Favor Of : Pacific Gas Transmission Co., a California Corporation.
For : Roadway to microwave station.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co

this 4th day of May A. D. 1972 at 2:23 o'clock PM., on

4thly recorded in Vol. 479, of Deeds on Page 10222

Fee \$6.00

Wm D. MILNE, County Clerk

By Bernard J. Letcher