

CARL S. IRELAND AND JANICE IRELAND, HUSBAND AND WIFE
hereinafter called grantor, convey(s) to
R. W. CARLILE AND M. E. CARLILE, HUSBAND AND WIFE
all that real property situated in the County
of Klamath, State of Oregon, described as:

See attached exhibit "A"

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
as shown on attached exhibit

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 \$ 15,000.00.

Dated this 19th day of April, 19 79.

*Carl S. Ireland by Janice E. Ireland, his
attorney in fact.
Janice E. Ireland*

*Carl S. Ireland by power of attorney Janice Ireland
Janice Ireland*

STATE OF OREGON, County of Klamath) ss.

On this 19th day of April, 19 79, personally appeared the above named
Janice Ireland and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

W. Lawrence 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)

Ireland
TO
Carlile

After Recording Return to: & Taxes:
Mr. and Mrs. R. W. Carlile
1644 Pine Grove 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.

By _____ Title _____
Deputy

EXHIBIT "A"

A parcel of land in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which is South 88° 58' East a distance of 30.0 feet and North 0° 06' East a distance of 892.56 feet from the Southwest corner of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, said point also being on the East right of way line of Pine Grove Road; thence North 0° 06' East along said East line a distance of 200.64 feet; thence leaving said East line and running South 89° 18' East, a distance of 297.2 feet; thence South 0° 06' West a distance of 201.11 feet; thence North 89° 13' West a distance of 297.2 feet to the point of beginning.

RESERVING the East 30.0 feet for a non-exclusive road easement.

SUBJECT TO: 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 dated June 23, 1942, recorded August 1, 1942 in Book 149 at Page 42 in favor of Pacific Telephone and Telegraph Co. for Pole line over the SE $\frac{1}{4}$ NW $\frac{1}{4}$. 3. An easement dated July 15, 1958, recorded July 23, 1958 in Book 301 at Page 222 in favor of California Oregon Power Company for Right of way over E $\frac{1}{2}$ NW $\frac{1}{4}$. 4. An easement dated June 10, 1960, recorded June 24, 1960 in Book 322 at Page 250 in favor of The California Oregon Power Company for Right of way over E $\frac{1}{2}$ NW $\frac{1}{4}$.
5. An easement dated March 16, 1977, recorded March 16, 1977 in Book M-77 at Page 4490 in favor of General Public for 30 foot road easement.

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath

ss.

On this the 19th day of April, 1979 personally appeared JANICE E. IRELAND who, being duly sworn (or affirmed), did say that She is the attorney in fact for CARL S. IRELAND and that S he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

(Official Seal)

Before me:

W. Darlene F. Addington
(Signature)

My Commission Expires March 22, 1981

(Title of Officer)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 7th day of May A.D., 1979 at 11:09 o'clock A.M., and duly recorded in Vol. 172 of Deeds on Page 10313.

FEE \$6.00

WM. D. MILNE, County Clerk

By *Darlene F. Addington*