

685,9

WARRANTY DEED

STEVENS-HESS LAW PUBLISHING CO., PORTLAND, OR, 97204

Vol. 779 Page 13254

KNOW ALL MEN BY THESE PRESENTS, That JOHN EDWARD HARRIS and OPAL HARRIS, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GENE D. SPILLANE and VIRGINIA G. SPILLANE, husband and wife, 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: NE 1/4 NE 1/4, Section 10; S 1/2 SE 1/4 and NE 1/4 SE 1/4 Section 3, Twp. 40 S., R. 13 E.W.M., SAVING AND EXCEPTING THEREFROM that portion of said NE 1/4 SE 1/4 more particularly described as follows: Beginning at the Northeast corner of said NE 1/4 SE 1/4; thence South along the East Section line of said Section 3 a distance of 1032 feet to a point; thence Northwesterly a distance of 1684 feet to a point on the North line of said NE 1/4 SE 1/4 a distance of 1297 feet West from the point of beginning; thence East along said North line 1297 feet to the point of beginning.

SUBJECT TO: All future real property taxes and assessments; reservations, restrictions, easements and rights of way of record, and those apparent on the land; acreage and use limitations under provisions of United States Statutes and regulations thereunder; liens and assessments of Klamath Project and Langell Valley Irrigation District and regulations, contracts, easements, water and irrigation rights in connection therewith;

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(CONTINUED)

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 except as hereinabove set forth

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 \$75,400.00. 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 5 day of June, 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.

(If executed by a corporation,
affix corporate seal)

John E. Harris
Opal Harris

STATE OF OREGON,
County of Klamath ss.
June 5, 1979.

STATE OF OREGON, County of ss.
19

Personally appeared and
who, being duly sworn,
each for himself and not one for the other, did say that the former is the
president and that the latter is the
secretary of

Personally appeared the above named JOHN EDWARD HARRIS and OPAL HARRIS, husband and wife,

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

(OFFICIAL
SEAL)

Before me:
Notary Public for Oregon
My commission expires: 1-7-80

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

John Edward Harris, et ux
Route 1, Box 47
Bonanza, Oregon

GRANTOR'S NAME AND ADDRESS

Gene D. & Virginia G. Spillane

P.O. Box 171

Malin

GRANTEE'S NAME AND ADDRESS

After recording return to:

Gene D. & Virginia G. Spillane

Malin, Ore

NAME, ADDRESS, ZIP

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

Gene D. & Virginia G. Spillane

Malin, Ore

NAME, ADDRESS, ZIP

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 or as

file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By

Recording Officer
Deputy

SPACE RESERVED
FOR
RECORDER'S USE

(description continued)

Mortgage, including the terms and provisions thereof, given by John Edward Harris et al, to the Federal Land Bank of Spokane, a corporation, dated 6/28/65, recorded 7/20/65, in Vol. M65, page 99, Mortgage Records of Klamath County, Oregon, which said Mortgage the Grantor herein agrees to pay according to the terms thereof and hold Grantees harmless therefrom; Lease and Agreement, including the terms and provisions thereof, between Grantors herein as Lessor, and Dowdle Oil Corporation, Lessee, dated 6/30/73, recorded August 17, 1973 in Vol. M73, page 11175, Deed Records of Klamath County, Oregon; Water Right and Easement Agreement, including the terms and provisions thereof, between John Edward Harris and Opal Harris, husband and wife, and Richard E. Barrett and Marlyn K. Barrett, husband and wife, dated 2/28/77 recorded 3/30/77 in Vol. M77, page 5319, Deed Records of Klamath County, Oregon; the right of the public and of governmental bodies in and to any portion of the above described property lying below the ordinary high water mark of Lost River and in and to said water; rights of the public in any portion of the herein described premises lying within the limits of any road or highway.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of P. K. Puckett, Attythis 6th day of June A. D. 1979 at 3:41 o'clock P. M., andis recorded in Vol. M79, of Deeds on Page 13254

Wm D. MILNE, County Clerk

By Bernetha J. Hetsch

Fee \$6.00