

18712-7-D

69198

WARRANTY DEED (INDIVIDUAL)

Vol. ^m 79 Page 14351

RICHARD P. SUMNER and MARCIA SUMNER, husband and wife

RONALD LEE TOMPKINS and PAMELA G. TOMPKINS, hereinafter called grantor, convey(s) to husband and wife

of KLAMATH, State of Oregon, described as:

SEE ATTACHED

SUBJECT TO: Regulations of Klamath Irrigation District.

Regulations of Klamath Basin Improvement District.
recorded July 24, 1970 in book M-70 @ page 6187,
as notice to persons intending to Plat Lands within
the Klamath Basin Improvement District.

Easement dated February 10, 1967, recorded February
14, 1967, in book M-67 @ page 986, in favor of Short
Enterprises, Inc. for Road purposes over this and
other property.

Easement dated April 25, 1908, recorded April 29,
1908 in book 24 @ page 131 in favor of the United
States for Right of Way.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except ^{see reverse side}

those stated above and on the reverse side

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 15 day of June, 1979.

RICHARD P. SUMNER

MARCIA SUMNER

STATE OF OREGON, County of KLAMATH) ss.

day of 15 June, 1979 personally appeared the above named
RICHARD P. SUMNER and MARCIA SUMNER and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

DONNA K. RICK
NOTARY PUBLIC-OREGON
My Commission Expires 4/21/83

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)

SUMNER

TO

TOMPKINS

After Recording Return to: T/A Donna

SEND TAX STATEMENTS TO:

Mr. & Mrs. Tompkins

7108 Kress Drive

Klamath Falls, OR

97601

STATE OF OREGON,)

County of) ss.

I certify that the within instrument was received for record
on the day of 1979,
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

cont.....

By instrument recorded April 27, 1961 in volume 329 @ page 171, the above right of way was modified.

The purchaser, his heirs and assigns agrees that the point of access for irrigation water to the described property shall be at the descretion of the seller.

DESCRIPTION

Beginning at a point in the old existing fence generally accepted as the South line of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, from which the monument marking the Southeast corner of Section 24, Township 39 South, Range 9 East, bears North 89° 16' 50" East - 1899.6 feet distant; thence continuing along said generally accepted fence South 89° 16' 50" West - 674.9 feet; thence North 0° 12' 50" West - 150.0 feet; thence North 89° 16' 50" East - 674.9 feet; thence South 0° 12' 50" East - 150.0 feet to the point of beginning.

TOGETHER WITH the right of access for roadway purposes over and across a strip of land 60.0 feet in width extending along, and contiguous with, the Easterly boundary of the above described parcel.

ALSO TOGETHER WITH an easement over a parcel of land situate in the North half of the Northeast quarter of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the North line of Section 25, 774.9 feet East from the North quarter corner thereof; thence South 0° 27' East to a point on the North line of the County Road; thence North 89° 33' East along the North line of the County Road 60 feet to a point; thence North 0° 27' West to a point on the North line of said Section 25; thence West along the North line of Section 25, 60 feet, more or less, to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 19th day of June A. D. 1979 at 10:41 o'clock ^AM., on

filed recorded in Vol. M79, of Deeds on Page 14351

Wm. D. MILNE, County Clerk

Fee \$6.00

Bernetha Chetoch