

71100

T/A #M-19326-3
WARRANTY DEED (INDIVIDUAL)

Vol. 79 Page 17442

JOHN R. MURPHY AND PATRICIA MURPHY, husband and wife
hereinafter called grantor, convey(s) to
ELMER ERNEST WIGGET and VERDA LEE WIGGET, husband and wife
all that real property situated in the County
of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT 'A'

79 JUL 23 PM 3 27

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except See Exhibit 'B' attached

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

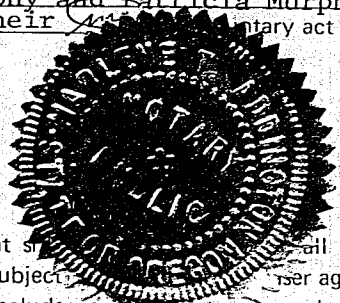
The true and actual consideration for this transfer is \$ 418,000.00.

Dated this 19th day of July, 1979.

Patricia R. Murphy
John R. Murphy by Patricia Murphy
(his attorney in fact)

STATE OF OREGON, County of Klamath) ss.

DATED ON THIS DAY OF JULY, 1979 personally appeared the above named John R. Murphy and Patricia Murphy and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me:
Darlene P. Addington
Notary Public for Oregon
My commission expires: March 22, 1981

- * The dollar amount of all encumbrances existing against the property to which the property remains subject, the user 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)

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 _____

After Recording Return to: Send Tax Statements To:
Mr. & Mrs. Elmer E. Wigget
4780 William Hwy
Grants, Pass, OR 97524

Lot 4, E $\frac{1}{2}$ SW $\frac{1}{4}$, S $\frac{1}{2}$ SE $\frac{1}{4}$ and NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 31, Township 38 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, Lots 1, 2 and 3 of Section 6, Township 39 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, in the County of Klamath, State of Oregon.

A piece or parcel of land situate in the S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 6, Township 39 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point North 89° 50 $\frac{1}{2}$ ' West 613.6 feet from the Northeast corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 6; thence South 29° 10' West 269.4 feet; thence South 85° 39 $\frac{1}{2}$ ' West 606.2 feet; thence North 86° 05' West 569.7 feet; thence North 29° 38' West 278.9 feet; thence North 60° 10' West 8.4 feet to a point on the Northerly boundary of the S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of said Section 6; thence South 89° 50 $\frac{1}{2}$ ' East 1449.4 feet, more or less to the point of beginning.

A piece or parcel of land situate in Lot 4, Section 6, Township 39 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwesterly corner of said Lot 4; thence along the Northerly boundary of said Lot 4, South 89° 50 $\frac{1}{2}$ ' East 549.4 feet to the Northeasterly corner of said Lot 4; thence South 0° 08' West 511.0 feet; thence North 57° 25' West 651.0 feet to the Westerly boundary of said Lot 4; thence North 0° 07' East 161.9 feet, more or less to the point of beginning.

EXCEPTING, however, the following described real property:

A piece or parcel of land situate in Lots 2 and 3, Section 6, Township 39 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, in the County of Klamath, State of Oregon, and more particularly described as follows:

Beginning at the Southwest corner of said Lot 3; thence South 89° 50 $\frac{1}{2}$ ' East 1831.5 feet along the Southerly boundaries of said Lots 2 and 3 to a point in the Southerly boundary of said Lot 2; thence North 60° 10' West 959.2 feet; thence North 75° 31' West 1031.2 feet to a point in the Westerly boundary of said Lot 3; thence along the Westerly boundary of said Lot 3, South 0° 08' West 730.0 feet, more or less, to the point of beginning.

A piece or parcel of land situate in Lot 1, Section 6, Township 39 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point 30.3 feet West of the Southeast corner of said Lot 1, in the Westerly road right of way fence of the County road running Northerly along the Easterly boundary of said Lot 1; thence North 0° 09 $\frac{1}{2}$ ' East along said County Road right of way 866.9 feet; thence South 46° 44 $\frac{1}{2}$ ' West 295.3 feet; thence South 29° 10' West 759.6 feet to the South boundary of said Lot 1; thence Easterly along said Southerly boundary of Lot 1, South 89° 50 $\frac{1}{2}$ ' East 583.3 feet, more or less, to the point of beginning.

EXHIBIT 'B'

17443 A

SUBJECT TO:

- 1) As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.
- 2) Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
- 3) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Pine Flat District Improvement Company.
- 4) Mortgage, including the terms and provisions thereof, dated March 29, 1976, recorded April 5, 1976 in Book M-76 at Page 4738 in favor of Federal Land Bank of Spokane, a corporation as Mortgagee, which the Grantee herein agrees to assume and pay.
- 5) Mortgage, including the terms and provisions thereof, dated May 15, 1978, recorded May 15, 1978 in Book M-78 at Page 10111 in favor of United State of America, acting through the Farmers Home Administration, United States Department of Agriculture, as Mortgagee, which the Grantee herein agrees to assume and pay.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 23rd day of July A. D. 1970 at 3:37 clock P.M., and

fully recorded in Vol. 1170, of Deeds on Page 7442

Wm D. MILNE, County Clerk

By Barbara Whitlock

Fee \$9.00