

71177

-WARRANTY DEED-

BETTY JEAN DUKE, who took title as BETTY JEAN STACEY, Grantor, conveys and warrants to WALTER A. WOODARD, JR., Grantee, the following described real property situate in Klamath County, Oregon, free of all encumbrances except as specifically set forth herein:

A parcel of land situated in the NE $\frac{1}{4}$ of Section 32, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the section corner common to Sections 28, 29, 32, 33; thence South 0°32' West 558.25 feet; thence South 89°58' West 95 feet; thence South 0°32' West 605.86 feet to a 5/8" iron rod, being the Northeasterly corner of said parcel, the true point of beginning; thence South 89°00'30" West 539.98 feet to a 5/8" iron rod; thence South 0°32' West 315.43 feet to a 5/8" iron rod at the intersection with the Northerly right of way line of Highway 66; thence Northeasterly along the Northerly right of way line of said Highway 66, 567.12 feet to a 5/8" iron rod; thence North 0°32' East 155.90 feet to the true point of beginning. The basis of bearings in Deed Volume M-77 at pages 20785 and 20786.

SUBJECT TO AND EXCEPTING:

(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) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Emmitt District Improvement Co; (3) Rights of the public in and to any portion of said premises lying within the limits of roads and highways; (4) Agreement between the United States of America and Emmitt District Improvements Company, regarding a pumping contract, dated December 1, 1947, recorded July 14, 1948 in Book 222, page 439, Deed Records of Klamath County, Oregon; (5) An easement dated October 26, 1977 recorded October 28, 1977 in Book M-77 page 20784, in favor of Finley Stacey over Westerly 25 feet; (6) Reservations, restrictions, easements and rights of way of record and those apparent upon the land.

The true and actual consideration for this transfer is Fifty Thousand and No/100ths (\$50,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to: Mr. Walter A. Woodard, Jr., Rt. 3, Box 385, Klamath Falls, OR

DATED this 20th day of July, 1979.

Betty Jean Duke

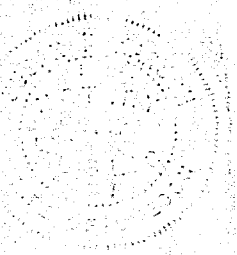
WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601
1. WARRANTY DEED

17563

STATE OF OREGON)
County of Klamath) ss. July 20, 1979.

Personally appeared the above-named BETTY JEAN DUKE, who took title as BETTY JEAN STACEY, and acknowledged the foregoing instrument to be her voluntary act. Before me:

Susan K. Karsch
Notary Public for Oregon
My Commission expires: 12-6-81



STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 24th day of July A. D. 1979 at 3:58 o'clock P. M., on:

fully recorded in Vol. 1470, of Deeds on Page 17562

Wm D. MILNE, County Clerk

Fee \$6.00

By Bonnie D. Hetch

WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

2. WARRANTY DEED