

L# 05-41840

TA-32-19643

1-1-74

WARRANTY DEED

Vol. 779 Page 18628

71884

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM G. LANE and NANCY L. LANE,
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by NEWTON W. GUTHRIE
and GRACE LANORE GUTHRIE, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS
REFERENCE MADE A PART HEREOF.....

SUBJECT TO:

1. Taxes for the fiscal year 1979-'80, a lien not yet due and payable.
2. Rules, regulations and statutory powers of Klamath Irrigation District
and Klamath Basin Improvement District.
3. An easement created by instrument, including the terms and provisions
thereof, recorded December 9, 1971 in Book M71 at page 12892, in
favor of adjoining property owners.
4. Subject to the right of way for the No. 33 Drain as disclosed by
the Klamath County Assessor's Map.

(If space insufficient, continue description on reverse side)

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 specifically set forth hereinabove

and that

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 \$ 75,000.00

Ⓢ However, the actual consideration consists of or includes other property or value given or promised which is
the whole 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 3rd day of August, 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)

William G. Lane
Nancy L. Lane

STATE OF OREGON,)
County of Klamath) ss.
August 3rd, 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 _____

_____, a corporation,
and that the seal affixed to the foregoing instrument is the corporate seal
of said corporation and that said instrument was signed and sealed in be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

Personally appeared the above named
William G. Lane and
Nancy L. Lane

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

3-8-83

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

SHASTA BRANCH KLAMATH FIRST FEDERAL
SAVINGS & LOAN ASSOCIATION
NAME, ADDRESS, ZIP

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

SHASTA BRANCH KLAMATH FIRST FEDERAL
SAVINGS & LOAN ASSOCIATION
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,)

County of _____) ss.

I certify that the within instru-
ment 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.

Recording Officer

By _____

Deputy

EXHIBIT "A"

18629

DESCRIPTION OF PROPERTY

A tract of land situated in the NE $\frac{1}{4}$ of Section 28, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the northeast corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 28; thence S 89°54'41" E 10.70 feet; thence S 00°19'32" W 1537.06 feet; thence West 432.06 feet; thence South 220.00 feet to the True Point of Beginning of this description; thence South 340.05 feet; thence East 513.34 feet to the westerly right of way line of the Hill (Bradbury) County Road; thence along said right of way line: Northwesterly on the arc of a curve to the left (central angle = 08°40'35" and radius = 606.61 feet) 91.86 feet; N 16°50'28" E 227.80 feet; and northerly along the arc of a curve to the right (central angle = 03°11'39" and radius = 602.96 feet) 33.61 feet; thence leaving said right of way line: West 418.65 feet to the True Point of Beginning of this description.
With bearings based on Survey No. 1560 as recorded in the Office of the Klamath County Surveyor.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 6th day of August A. D. 19 79 at 11:00 o'clock A M., and

fully recorded in Vol. 479, of Deeds on Page 18628

Wm D. MILNE, County Clerk

Fee \$7.00

By Bernice Whitcomb