

L# 05-41840

TA-32-19643

1-1-74

WARRANTY DEED

Vol. 179 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 appertaining, 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 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 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.

Handwritten signatures of William G. Lane and Nancy L. Lane

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath August 3rd, 1979

STATE OF OREGON, County of ss. 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 William G. Lane and Nancy L. Lane

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

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 behalf 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:

Notary seal for S. B. Buehler, Notary Public for Oregon, commission expires 3-8-83

Form fields for GRANTOR'S NAME AND ADDRESS, GRANTEE'S NAME AND ADDRESS, and SHASTA BRANCH KLAMATH FIRST FEDERAL SAVINGS & LOAN ASSOCIATION.

Form fields for STATE OF OREGON, County of, and Recording Officer/Deputy.

SPACE RESERVED FOR RECORDER'S USE

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 Whitech