

72124

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TA 38-19727-m

WARRANTY DEED (CORPORATION)

WAYNE HURLEY BUILDING COMPANY, INC., a

Oregon

corporation, hereinafter called grantor, conveys to

(State of incorporation)

EMERY L. HARDCASTLE and LETA M. HARDCASTLE, husband and wife

all that real property situated in Klamath County, State of Oregon, described as:

SEE ATTACHED EXHIBIT 'A'

and covenant(s) that grantor is owner of the above described property free of all encumbrances except

SEE ATTACHED EXHIBIT 'A'

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 \$ 57,400.00 *

**

Signed by authority of the Board of Directors, with the seal of said corporation affixed, this 8th day of August, 1979.

(Corporate Seal)

By Jessie W. Hurley President

By _____ Secretary

STATE OF OREGON, County of Klamath) ss.

August 8, 1979.

Personally appeared Jessie W. Hurley who, being duly sworn, did say that he is the President of WAYNE HURLEY BUILDING COMPANY, INC. 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 he acknowledged said instrument to be its voluntary act and deed.

Official Seal

Before me:

W. Darlene P. Addington

Notary Public for Oregon

My commission expires: March 22, 1981

- * 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 (CORPORATION)

TO

After Recording Return to: & Tax Stmt's.
Mr. & Mrs. Emery Hardcastle
5320 Bartlett
Klamath Falls, OR 97601

STATE OF OREGON,)

) ss.

County of _____)

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.

Title

By _____ Deputy

EXHIBIT 'A'

A portion of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the Westerly boundary of the right-of-way line of Homedale Road, which point is on the Southerly boundary of the U.S.R.S. Drain Ditch running East and West across the Northerly part of the said NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, running thence South along the Westerly boundary line of said Homedale Road a distance of 872.4 feet to a point; Thence West 81 feet to the true point of beginning; thence continuing West to the Easterly right-of-way line of Klamath Project Drain #1-C-1-A-1; thence Southerly along said Easterly boundary line of said drain a distance of 110 feet to a point; thence East parallel to the South line of said NW $\frac{1}{4}$ NE $\frac{1}{4}$ a distance of 81 feet, more or less to a point which is South along a line parallel to the West right-of-way line of Homedale Road a distance of 110 feet from the point of beginning; thence North parallel to the West right-of-way line of Homedale Road a distance of 110 feet to the point of beginning.

SUBJECT TO:

- 1) Taxes for the year 1979-80 are now a lien but not yet payable.
- 2) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
- 3) Reservations set forth in Deed from Fred McKendree and wife, to Fred D. Fletcher and wife, dated June 25, 1940 and recorded June 26, 1940 in Book 130 at page 191, Deed Records of Klamath County, Oregon.
- 4) An easement created by instrument, including the terms and provisions thereof, recorded May 18, 1907 in Book 22 at Page 479.
- 5) Trust Deed, including the terms and provisions thereof, recorded January 4, 1979 in Book M-79 at Page 361 in favor of Security Savings and Loan Association, a corporation, which the Grantees herein agree to assume and pay.

CLERK OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 9th day of August A. D. 1979 at 3:41 clock P. M., of

is recorded in Vol. 1179, of Deeds on Page 9012

Wm D. MILNE, County Cl.

Fee \$7.00

Bernice H. Fletcher