

TA 38-19270-1-7

72210

WARRANTY DEED (INDIVIDUAL)

Vol. 79

Page 13149

JOHN B. ADAIR, an estate in fee simple

RICHARD P. CARD and MARY J. CARD, husband and wife

hereinafter called grantor, convey(s) to

of KLAMATH, State of Oregon, described as:

all that real property situated in the County

see attached legal description

SUBJECT TO: 1. 1979-80 taxes are a lien, but not yet payable.
2. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
3. Regulations of Klamath Irrigation District.
4. Regulations of Klamath Basin Improvement District.
5. Subject to easements for ditches carrying water to lands below subject property as set forth in Deed recorded December 14, 1959 in Book 317 at page 608.
6. An easement recorded October 14, 1975 in Book M-75 at page 12715 for water pipe line easement and the right to use existing pumphouse, pump and well located on subject property.
7. 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.

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

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 \$ 100,000.00 *

Dated this 9th day of AUGUST, 19 79.

John B. Adair
JOHN B. ADAIR

STATE OF OREGON, County of KLAMATH) ss.

on this date, August 9, 19 79 personally appeared the above named John B. Adair, his voluntary act and deed.

Before me:

Nancy Smith
Notary Public for Oregon
My commission expires: 2-20-82

* 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 (INDIVIDUAL)

ADAIR

TO

CARD

After Recording Return to: TA JULIE
SEND TAX STATEMENTS TO
Department of Veterans Affairs
1225 Ferry St. S.E.
Salem, Oregon 97310

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.

Title

By Deputy

PARCEL 1

A piece or parcel of land situated in the Northeast quarter (NE $\frac{1}{4}$) of Section 30, Township 39 South, Range 10 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 19, 20, 29 and 30, Township 39 South, Range 10 East of the Willamette Meridian, and running thence Westerly along the Northerly boundary of the said Section, 1573.5 feet, more or less, to a point, 1074.2 feet Easterly along the said boundary from the quarter section corner on the Northerly boundary of the said Section 30; thence Southerly 2657.5 feet, more or less, to a point in the Southerly boundary of the said Northeast quarter (NE $\frac{1}{4}$) of the said Section 30 which is 1074.2 feet Easterly along the said boundary line from the Southwesterly corner of the said Northeast quarter (NE $\frac{1}{4}$); thence Easterly along the said boundary line 1565.2 feet, more or less, to the quarter section corner on the Easterly boundary of said Section 30; thence Northerly along the Easterly boundary of said Section 30, 2656.7 feet, more or less, to the said point of beginning.

EXCEPTING from the above described property a strip of land 30 feet wide along the North side thereof.

ALSO EXCEPTING from the above described property the following described parcel:

Beginning at the quarter corner between Sections 29 and 30 said township and range; running thence North 206 feet; thence West 846 feet, more or less, to the drain ditch; thence South along the drain ditch 206 feet, to the South line of the Northeast quarter (NE $\frac{1}{4}$) of said Section 30; thence East 846 feet, more or less, along said South line of the Northeast quarter (NE $\frac{1}{4}$) to the place of beginning.

ALSO EXCEPTING from the above described parcel the following described parcel:

Beginning at a point 30 feet South and 30 feet West of the section corner common to Sections 19, 20, 29 and 30, Township 39 South, Range 10 East of the Willamette Meridian; thence South parallel to the section line common to Sections 29 and 30, 208.71 feet to a point; thence Westerly at right angles 208.71 feet; thence Northerly at right angles 208.71 feet; thence Easterly at right angles 208.71 feet to the point of beginning.

ALSO EXCEPTING from the above described parcel the following described parcel:

A tract of land located in the NE $\frac{1}{4}$ of Section 30, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and more particularly described as follows:

Beginning at an iron pin located West a distance of 30.0 feet and South a distance of 1268.0 feet from the Section corner common to Sections 19, 20, 29 and 30, Township 39 South, Range 10 East of the Willamette Meridian, said point lying on the West boundary of the county road right of way; thence West a distance of 256.24 feet to an iron pin; thence South a distance of 170.0 feet to an iron pin; thence East a distance of 256.24 feet to an iron pin; thence North along the West boundary of the county road right of way a distance of 170.0 feet, more or less, to the point of beginning.

PARCEL 2

A tract of land located in the NE $\frac{1}{4}$ of Section 30, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and more particularly described as follows:

Beginning at an iron pin located West a distance of 30.0 feet and South a distance of 1268.0 feet from the section corner common to Sections 19, 20, 29 and 30, Township 39 South, Range 10 East of the Willamette Meridian, said point lying on the West boundary of the county road right of way; thence West a distance of 256.24 feet to an iron pin; thence South a distance of 170.0 feet to an iron pin; thence East a distance of 256.24 feet to an iron pin; thence North along the West boundary of the county road right of way a distance of 170.0 feet, more or less, to the point of beginning.

OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 10th day of August A. D. 1979 at 3:37 o'clock P.M., an

uly recorded in Vol. M79, of Deeds on Page 19149

Wm D. MILNE, County Clerk

Fee \$10.50

By Smith & Lettsch