

72480

T/A-M-38-19478-3

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WARRANTY DEED

EVANGELINE B. SCHONCHIN, Seller, conveys and warrants to WILLIAM L. GALLAGHER and NADINE F. GALLAGHER, husband and wife, Buyer, the following described real property, free of encumbrances except as specifically set forth herein:

A parcel of land in Klamath County, Oregon, containing 161.39 acres, more or less, described as the E 1/2 NE 1/4, Section 31 and W 1/2 NW 1/4, Section 32, Township 36 South, Range 12 East, Willamette Meridian. Together with an easement appurtenant thereto created by instrument dated August 7, 1979, and recorded on August 14, 1979, in volume M-79, page 19338, of the Deed Records of Klamath County, Oregon, in favor of EVANGELINE B. SCHONCHIN.

SUBJECT TO:

Reservations and restrictions contained in Patent to Donald Lloyd Schonchin, recorded October 2, 1958, in Book 304 at page 280, Deed Records, as follows: "...Subject to such rights for transmission line purposes as the Pacific Telephone and Telegraph Company may have under the Act of February 5, 1948 (62 Stat. 17). Subject to such rights for transmission line purposes as the California Oregon Power Company may have under the Act of March 4, 1911 (36 Stat. 1253), as amended (43 U.S.C. Sec. 961).

Any existing easements for public roads and highways, for public utilities and for railroads and pipe lines and for any other easements or rights of way of record.

An easement created by instrument, including the terms and provisions thereof,

Dated	:	February 21, 1968		
Recorded	:	February 21, 1968	Book: M-68	Page: 1404
In favor of	:	Winifred L. Emich		
For	:	Roadway through Section 31		

An easement created by instrument, including the terms and provisions thereof,

Dated	:	November 27, 1973		
Recorded	:	December 3, 1973	Book: M-73	Page: 15565
In favor of	:	Pacific Power & Light Company, a corporation		
For	:	Electronic transmission line across the NW 1/4 of Section 31		

A non-exclusive easement for ingress and egress over and across a 30 foot wide strip of land lying at right angles and Southerly and Westerly of the following described line:

Beginning at a point from which the Section corner common to Sections 29,30,31,32 bears S 89° 39' 35" E - - 189.07 feet.
thence S 89° 39' 35" E - - 189.07 feet along the North line of Section 31 to the Section corner common to Sections 29,30,31,32,
thence N 89° 47' 03" E - - 1327.49 feet along the North line of Section 32 to the W 1/16 corner of Sections 29 and 32,
thence S 00° 09' 36" W - - 694.34 feet along the East line of the NW 1/4 NW 1/4 Section 32 to the point of ending.

The basis of bearing is Major Land Partition "No. 79-31 Schonchin" on file in the office of the County Clerk of Klamath County, Oregon.

Any and all easements, restrictions, reservations, and rights-of-way or record and those apparent on the land.

The true and actual consideration for this conveyance is the sum of \$ 80,000.00

DATED this 15th day of August, 1979.

Evangelina B. Schonchin
EVANGELINE B. SCHONCHIN

Seller

STATE OF OREGON)
) ss.
County of Klamath)

DATED August 15, 1979.

Personally appeared before me the above named EVANGELINE B. SCHONCHIN, and acknowledged the foregoing instrument to be her voluntary act and deed.

Harlene V. Addington
Notary Public for Oregon
My Commission Expires: 3-22-81

Return To:
& Send Tax Stmt's To:
Mr. & Mrs. Wm. L. Gallagher
7A

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 15th day of August A.D., 19 79 at 3:42 o'clock P M., and duly recorded in Vol. 1179 of Deeds on Page 19592

FEE \$7.00

WM. D. MILNE, County Clerk
By *Bernice A. Holtsch* Deputy