

74719

KNOW ALL MEN BY THESE PRESENTS, That Wilson D. Parker andVivian B. Parker, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Richard L. Garbutt and Gloria L. Garbutt, 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 ON THE REVERSE OF THIS DEED."

(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

stated on the reverse of this deed or those apparent upon the land, if any, as of the date of this deed.

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 \$ 72,900.00.
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 1st day of October, 19 79, 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)

STATE OF OREGON,

County of KlamathOctober 1, 19 79

Personally appeared the above named
Wilson D. Parker and Vivian B. Parker

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

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: July 13, 1981Wilson D. Parker and Vivian B. Parker

GRANTOR'S NAME AND ADDRESS

Richard L. Garbutt and Gloria L. Garbutt
6925 Reeder Road
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

as above

NAME, ADDRESS, ZIP

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

as above

NAME, ADDRESS, ZIP

Wilson D. Parker
Wilson D. ParkerVivian B. Parker
Vivian B. Parker

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19 _____, 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:

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.

By _____

Recording Officer
Deputy

A parcel of land situate in the South half of Southwest quarter of Northwest quarter of Section 20, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Commencing at the Southwest corner of the Northwest quarter of said Section 20; thence North $00^{\circ} 21' 40''$ East along the West line of said Section 20, 301.29 feet; thence leaving said West line North $89^{\circ} 56' 43''$ East 35.00 feet to the Easterly right of way line of the County Road and the point of beginning of this description; thence continuing North $89^{\circ} 56' 43''$ East 1302.05 feet; thence South along the East line of said South half of Southwest quarter of Northwest quarter to the Southeast corner thereof; thence West along the South line of said South half of Southwest quarter of Northwest quarter to the Easterly right of way line of said County Road; thence North along the Easterly line of said County Road to the point of beginning of this description.

EXCEPTING THEREFROM a parcel of land situated in the Northwest quarter of Section 20, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

Commencing at a bolt at the intersection of the centerlines of Reeder Road and Short Road, county roads, and marking the Southwest corner of said Northwest quarter; thence South $89^{\circ} 59' 50''$ East along the South line of said Northwest quarter, 30.00 feet to the Easterly right-of-way line of said Reeder Road; thence North $00^{\circ} 21' 40''$ East along said right-of-way line, 158.56 feet to the point of beginning for this description; thence continuing North $00^{\circ} 21' 40''$ East along said right-of-way line, 142.76 feet; thence North $89^{\circ} 56' 43''$ East, 1307.05 feet to a $5/8$ inch iron pin; thence South $00^{\circ} 17' 02''$ West along the East line of the Southwest quarter Northwest quarter, 143.42 feet to a $1/2$ inch iron pin; thence South $89^{\circ} 58' 27''$ West, 1307.24 feet to the point of beginning.

ALSO EXCEPTING THEREFROM that certain lateral constructed or to be constructed by the United States running down the West line of Section 20 to the Northwest corner of the Southwest quarter of said Section 20, a strip 10 feet wide on each side of center line being required therefor, and also all canals and ditches of the Old Ankeny System as conveyed to the United States of America by deed recorded December 21, 1907 in Volume 23, page 403, Deed Records of Klamath County, Oregon.

1. Taxes for the fiscal year 1979-1980, a lien, not yet due and payable.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
3. The rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
4. Recital in Deed from L. C. Sisemore, et ux, to P. Hansen, et al, recorded August 15, 1916 in Volume 46, page 69, Deed Records of Klamath County, Oregon, to wit:
"Subject to rights to ditches and laterals granted to the United States Reclamation Service."
6. Covenants, conditions, restrictions and easements as contained in Well Agreement executed by Wilson D. Parker, et al, recorded July 14, 1976 in Volume M76, page 10666, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 1st day of October A. D. 1979 at 11:30 o'clock AM., on

duly recorded in Vol. M79, of Deeds, on Page 23134

Wm D. MILNE, County Clerk

By Bernetha Heltsch

Fee \$7.00