

74845

T/A # M-38-19387-8

-WARRANTY DEED-

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23321

TOM NONELLA and BARBARA NONELLA, Grantors, conveys to BAUDELIO IBARRA and CHERYL IBARRA, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

PARCEL 1: A portion of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 7, Township 37 South, Range 15 East of the Willamette Meridian in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the brass cap monument marking the West quarter corner of said Section 7; thence North 00°39'20" East along the West section line of said Section 7, 658.02 feet to a 1/2" iron pin; thence North 89°37'09" East 1336.83 feet to a point; thence South 00°05'43" East 657.64 feet to a 5/8" iron pin; thence West 1345.45 feet to the point of beginning, with bearings based on Survey #2401.

PARCEL 2: A portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 12, Township 37 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at the brass cap monument marking the East quarter of said Section 12, thence South 88°58'37" West 1309.33 feet to a 5/8" iron pin; thence North 00°38'01" East 1318.96 feet to a point; thence North 89°06'19" East 1309.74 feet to a point; thence South 00°39'20" East 1316.05 feet to the point of beginning, with bearings based on Survey #2401

SUBJECT TO AND EXCEPTING:

(1) Rights of the public in and to any portion of said premises lying within the limits of roads and highways; (2) Reservations of 1/2 interest in the mineral rights, dated January 29, 1929, recorded February 2, 1929, Book 85, page 248, reserved by Favell-Utley Realty Co; (3) Easement recorded October 9, 1959, Book 316, page 391, in favor of The California Oregon Power Company for electric transmission line; (4) Easement created by instrument recorded February 22, 1977, Book M-77, page 3138, for roadway purposes for use in common with others across the East 30 feet of Parcel 1; West 30 feet and North 30 feet of Parcel 2; (5) 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; (6) Reservations, restrictions, easements and rights of way of record and those apparent upon the land.

The true and actual consideration for this transfer is Twenty Nine Thousand Five Hundred and No/100ths (\$29,500.00) DOLLARS.

Until a change is requested all tax statements shall be mailed to Mr. & Mrs. Baudelio Ibarra, P.O. Box 206,
514, Oregon 97622

TOM NONELLA

By: Tom Nonella ^{POA}
His Attorney-in-fact

Barbara J. Nonella

WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

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23332

STATE OF Nevada }
 County of Churchill } ss. September 28, 1979

Personally appeared the above-named BARBARA NONELLA, who being sworn, stated that she is the attorney-in-fact for TOM NONELLA and that she executed the foregoing instrument by authority of and in behalf of said principal and she acknowledged said instrument to be the act and deed of said principal. Before me:

Ricki L. Adkins
 Notary Public for
 My Commission expires: _____
 RICKI L. ADKINS
 Notary Public - State of Nevada
 Churchill County
 My Appointment Expires May 2, 1983

STATE OF Nevada }
 County of Churchill } ss. September 28, 1979.

Personally appeared the above-named BARBARA NONELLA and acknowledged the foregoing instrument to be her voluntary act. Before me:

Ricki L. Adkins
 Notary Public for
 My Commission expires: _____

RICKI L. ADKINS
 Notary Public - State of Nevada
 Churchill County
 My Appointment Expires May 2, 1983

Return To:
 T/A
 So. 6th Office

STATE OF OREGON; COUNTY OF KLAMATH; ss. _____
 filed for record at request of Transamerica Title Co.
 this 2nd day of October A. D. 1979 at 3:21 clock P M., and
 duly recorded in Vol. M79, of Deeds on Page 23331

Fee \$7.00

Wm D. MILNE, County Clerk
 By Bernetha M. Holtsch

WILLIAM P. BRANDSNESS
 ATTORNEY AT LAW
 411 PINE STREET
 KLAMATH FALLS, OREGON 97601
 2. WARRANTY DEED