

75238

-WARRANTY DEED- Vol. m79 Page 23919

TOM NONELLA, Grantor, warrants and conveys to WILLIAM MOORE and LILLIE MOORE, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

A portion of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ 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 Section 7; thence South 00°41'19" West along the West section line of said Section 7, 658.21 feet to a 5/8" iron pin; thence North 89°37'04" East 1354.26 feet to a point; thence North 00°04'44" West 658.35 feet to a 5/8" iron pin; thence West 1345.45 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 mineral rights, dated January 29, 1929, recorded February 2, 1979 Book 85, page 248 reserved by Favell-Utley Realty Co; (3) Easement dated February 11, 1977, recorded February 22, 1977 Book M-77, page 3138 for roadway purchases for use in common with others across the East 30 feet; (4) As disclosed by the assessment and tax roll, the premises herein have been specially assessed as 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; (5) This property is sold for farm use and grantor assumes no responsibility for any other use or attempted use of 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 Twelve Thousand Five Hundred and No/100ths (\$12,500.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to: General Delivery, Bly, OR 97622.

DATED this 18th day of September, 1979.


TOM NONELLA

By: *Barbara J. Nonella*
His Attorney-in-Fact

STATE OF Nevada } ss. October 15, 1979.
County of Churchill }

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:

Return Tax Stmt to Mr. & Mrs. William Moore General Delivery Bly, OR
WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

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 OREGON; COUNTY OF KLAMATH; ss.:

I hereby certify that the within instrument was received and filed for record on the 10th day of October A.D., 19 79 at 10:55 o'clock A M., and duly recorded in Vol M79, of Deeds on Page 23919.

FEE \$3.50

WM. D. MILNE County Clerk
By: *Kenneth A. Hetch* Deputy