

M-18977-2

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-WARRANTY DEED-

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TOM NONELLA and DONALD V. NONELLA, Grantors, convey and warrant to GEORGE R. PULLMAN and SHIRLEY M. PULLMAN, 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 parcel of land situated in the E $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 7, Township 37 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows: Beginning at the SE corner common to Sections 1 and 12, Township 37 South, Range 14 East of the Willamette Meridian, and Sections 6 and 7, Township 37 South, Range 15 East of the Willamette Meridian; thence South 00°39'20" West a distance of 658.03 feet to a 1/2 inch iron pin; thence North 89°38'38" East a distance of 1319.57 feet to a 1/2 inch iron pin; thence North 00°05'43" West a distance of 247.60 feet to a 1/2 inch iron pin on the Southerly right of way line of State Highway No. 140 and the true point of beginning of this description; thence South 00°05'43" East a distance of 1563 feet, more or less; thence North 89°37'09" East a distance of 649 feet to a 1/2 inch iron pin; thence North 1179 feet, more or less, to a 1/2 inch iron pin on the Southerly right of way line of State Highway No. 140; thence Northwesterly along the Southerly right of way line of said State Highway No. 140 to the true point of beginning.

PARCEL 2: A parcel of land situated in the NE $\frac{1}{4}$ SW $\frac{1}{4}$ and SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 7, Township 37 South, Range 15 East of the Willamette Meridian, more particularly described as follows: Beginning at the West corner of said Section 7; thence North along the West section line of said Section 7 a distance of 658 feet to a point; thence North 89°37'09" East a distance of 1337 feet to the true point of beginning for this description; thence continuing North 89°37'09" East 1320 feet, more or less, to a 1/2 inch iron pin; thence South 00°10'42.5" East a distance of 1315 feet, more or less to a 5/8 inch iron pin; thence South 89°37'04" West a distance of 1322 feet, more or less; thence North 00°05'43" West a distance of 1315 feet more or less to the true point of beginning.

TOGETHER WITH easements pertaining to the land.

SUBJECT TO AND EXCEPTING:

(1) As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land become 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; (2) Right of the public in and to that portion of the above-described property lying within the limits of roads and highways; (3) Reservations of 1/2 interest in all oil, gas, coal and minerals, dated October 15, 1917, recorded October 16, 1917, Book 47, page 391, reserved by Nolte-Utley Realty Company; (4) An easement recorded December 23, 1955, Book 280, page 105, in favor of The California Oregon Power Company; (5) An easement created by instrument dated October 8, 1959, recorded October 9, 1959 in Book 316, page 391, in favor of The California Oregon Power Company for 100 foot right of way over N $\frac{1}{2}$ Sec. 7; (5) An easement created by instrument dated August 5, 1965, recorded August 12, 1965 in Book M65, page 816, in favor of Pacific Power & Light Company for 20 foot wide easement across the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 7, Twp. 37 S., R. 15 E.W.M. for transmission and distribution of electricity; (6) Easement dated February 11, 1977, recorded February 22, 1977 in Book M77, page 3141 for 60 foot wide easement for roadway purposes for use in common with others lying 30

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

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feet on each side of the West line of that portion of the E $\frac{1}{2}$ W $\frac{1}{2}$ of Sec. 7, Twp. 37 S., R. 15 E.W.M., Southerly of Oregon Highway No. 140; (7) 1979-80 taxes are now a lien but not yet payable; (8) Reservations, restrictions, easements and rights of way of record and those apparent upon the land.

The true and actual consideration for this transfer is Thirty Two Thousand Five Hundred and No/100ths (\$32,500.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to:

DATED this 21st day of September, 1979.

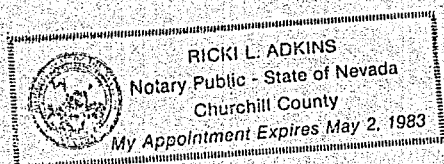
TOM NONELLA

X By: Barbara Nonella
His Attorney-in-Fact

X Donald V. Nonella

STATE OF Nevada)
County of Churchill) ss. October 5, 1979.

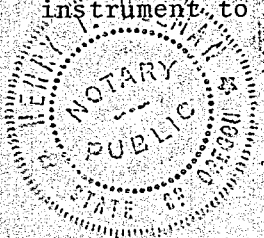
Personally appeared BARBARA NONELLA, who, being duly sworn, did say that she is the Attorney-in-Fact for TOM NONELLA and that she executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal. Before me:



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

STATE OF Oregon)
County of Klamath) ss. September 21, 1979.

Personally appeared DONALD V. NONELLA and acknowledged the foregoing instrument to be his voluntary act. Before me:



Henry S. Salma
Notary Public for _____
My Commission expires: 11-21-79

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

Transamerica Title Co.

on this 10th day of October A.D. 19 79
at 10:55 o'clock A M, and duly
recorded in Vol. M79 of Deeds
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Return To: Lax Alerts
Mr. & Mrs. George Gullman
P.O. Box 662
Coronado, CA 92118

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

Wm D. MILNE, County Clerk

By Bernice H. Hutsch Deputy

Fee \$7.00