

T/A 38-20181-S

## WARRANTY DEED (INDIVIDUAL)

WILLIAM L. BRADFORD and MARILYN A. BRADFORD, Husband and Wife

, hereinafter called grantor, convey(s) to

F. A. HALDA and JOAN R. HALDA, Husband and Wife

all that real property situated in the County of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as shown above

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 60,000.00.Dated this 15<sup>th</sup> day of October, 19 79

William L. Bradford  
WILLIAM L. BRADFORD  
Marilyn A. Bradford  
MARILYN A. BRADFORD

STATE OF OREGON, County of Klamath ) ss.

On this 15<sup>th</sup> day of October, 19 79 personally appeared the above named  
William L. Bradford and Marilyn A. Bradford and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me:

Susan C. Patke  
Notary Public for OregonMy commission expires: 11/2/82

- \* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- \*\* If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

## WARRANTY DEED (INDIVIDUAL)

BRADFORD

TO

HALDA

After Recording Return to: Mr. and Mrs. F. A. Halda  
845 S. Alameda Avenue  
Klamath Falls, Oregon 97601

STATE OF OREGON, )

) ss.

County of \_\_\_\_\_ )

I certify that the within instrument was received for record  
on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in book \_\_\_\_\_  
on page \_\_\_\_\_ Records of Deeds of said County.

Witness my hand and seal of County affixed.

\_\_\_\_\_  
Title

By \_\_\_\_\_ Deputy

## EXHIBIT "A"

A parcel of land located in Tract 39A of ENTERPRISE TRACTS, in the County of Klamath, State of Oregon, being in the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at the iron pin which marks the Southeast corner of Tract 39A of Enterprise Tracts, Klamath County, Oregon, and running thence: North 0° 16' West along the East line of Tract 39A a distance of 86.8 feet to a point on Southwest right of way of the highway; thence North 40° 0' West along Southwest right of way of the highway a distance of 95.5 feet to a point on the Southwest right of way; thence North 89° 42' West parallel to the South line of Tract 39A a distance of 324.0 feet to an iron pin on the East line of the County Road; thence South 22° 40 $\frac{1}{2}$ ' East along the East line of the County Road a distance of 173.8 feet to an iron pin that marks the Southwest corner of Tract 39A; thence South 89° 42' East along the South line of Tract 39A a distance of 318.3 feet to the point of beginning.

SUBJECT TO: 1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.  
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District.

Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District."

3. Rights conveyed by Lora Evans, et al., to James B. Eiler, et ux., by deed dated October 11, 1954, recorded October 21, 1954 in Book 270 at page 124, Deed Records.  
4. Limited Access Restrictions, including the terms and provisions thereof, as set forth in deed from Joseph F. Evans, et al., to State of Oregon, by and through its State Highway Commission, dated August 21, 1956, recorded September 7, 1956 in Book 286 at page 399, Deed Records.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 16th day of October A. D. 1979 at 3:40 o'clock P. M., in

fully recorded in Vol. M79, of Deeds on Page 24400

Wm. D. MILNE, County Clerk

By Deborah H. Hetch

Fee \$7.00