

JUDITH R. SIMPSON

JAMES W. WESLEY AND SUSAN JANE WESLEY, husband and wife

of Klamath, State of Oregon, described as:

(See attached legal description)

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except (See attached exceptions)

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

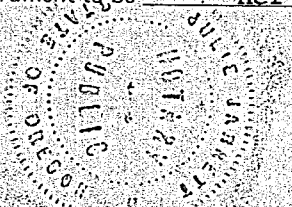
The true and actual consideration for this transfer is \$55,000.00.

Dated this 24th day of August, 19 79.

Judith R. Simpson
JUDITH R. SIMPSON

STATE OF OREGON, County of Klamath) ss.

On this 24th day of August, 1979, personally appeared the above named Judith R. Simpson and acknowledged the foregoing instrument to be her voluntary act and deed.



Before me:

[Signature]
Notary Public for Oregon

My commission expires: 2/14/81

- * 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)

Simpson

TO

Wesley

After Recording Return to:

Mr. and Mrs. James Wesley
700 Miller Island Road
Klamath Falls, OR 97601
SEND TAX STATEMENTS TO:
Dept. of Veterans' Affairs
1225 Ferry Street, S.E.
Salem, OR 97310

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.

By _____

Deputy

24693

LEGAL DESCRIPTION

The N $\frac{1}{2}$ of SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 29, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

TOGETHER WITH an easement over the West 30 feet of the East 90 feet over the S $\frac{1}{2}$ of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ and the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ running from the North right of way line of Del Fatti Road to the South line of the hereinabove described property (for ingress and egress purposes)

AND TOGETHER WITH an easement, 10 feet in width and parallel to the West line of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$, said easement to run from the K.I.D. -C-4R Lateral to the South line of the N $\frac{1}{2}$ of SW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 29, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon. (For irrigation purposes)

EXCEPTIONS

1. Taxes for the year 1979-80 are now a lien but not yet payable.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
3. 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."

4. An easement created by instrument, including the terms and provisions thereof,
 Dated : February 19, 1916 Book: 45 Page: 393
 Recorded : February 19, 1916
 In favor of : United States of America
 For : Klamath Project Drain over SW $\frac{1}{4}$ NE $\frac{1}{4}$ and NW $\frac{1}{4}$ SE $\frac{1}{4}$
5. An easement created by instrument, including the terms and provisions thereof,
 Recorded : April 9, 1918 Book: 49 Page: 112
 In favor of : Colonial Realty Co.
 For : Irrigation ditch over the SW $\frac{1}{4}$ NE $\frac{1}{4}$

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 19th day of October A.D., 1979 at 4:04 o'clock P M., and duly recorded in Vol. M79 of Deeds on Page 24698.

FEE \$7.00

WM. D. MILNE, County Clerk

By Bernard H. Hetch

Deputy