

T/A 38-20575-M
78325

WARRANTY DEED (INDIVIDUAL)

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JOHN HAMNER and JOANNE M. HAMNER, Husband and Wife

EVERETT J. MC GILVRAY and SHIRLEY A. MC GILVRAY, 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 on attached exhibit "A"

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 \$ 165,000.00 .*

Dated this 17th day of December, 1979.

JOHN HAMNER

JOANNE M. HAMNER

STATE OF OREGON, County of Klamath) ss.

On this 17th day of December, 1979, personally appeared the above named
John Hamner and Joanne M. Hamner and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 3-22-81

- * 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)

TO

After Recording Return to:
Mr. & Mrs. Everett J. Mc Gilvray
3203 Old Millland Rd, City, 97601

Send Tax Statements To:
Dept. of Veterans' Affairs
1225 Ferry 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

EXHIBIT "A"

29064

The N $\frac{1}{2}$ SE $\frac{1}{4}$ and the E $\frac{1}{2}$ NE $\frac{1}{4}$ Section 13, Township 39 South, Range 11 East of the Willametter Meridian, in the County of Klamath, State of Oregon.

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

2. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.

3. Rights of way, including the terms and provisions thereof, granted to the Pacific Power & Light, all recorded in Deed Records of Klamath County, Oregon, as follows:

- (a) dated June 9, 1930, recorded July 12, 1930 in Book 91, page 467 (affects N $\frac{1}{2}$ SE $\frac{1}{4}$, and E $\frac{1}{2}$ NE $\frac{1}{4}$)
- (b) dated June 28, 1941, recorded November 14, 1941 in Book 142 at page 459. (affects N $\frac{1}{2}$ SE $\frac{1}{4}$)
- (c) dated June 15, 1948, recorded June 22, 1948 in Book 222 at page 59. (affects SE $\frac{1}{4}$ NE $\frac{1}{4}$)
- (d) dated March 22, 1954, recorded April 7, 1954 in Book 266 at page 275. (Affects NE $\frac{1}{4}$ NE $\frac{1}{4}$, Part of SE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ South and West of County Road)

4. 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, and 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.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 18th day of December A. D. 1979 at 3:35 clock P M or

fully recorded in Vol. M79, of Deeds on Page 29063

Wm D. MILNE, County Clerk

Fee \$7.00

By Bernetha Shetsch