

78445

T/A # M-38-19947-4  
STATUTORY WARRANTY DEEDVol. <sup>m</sup> 79 Page 29249

JAMES ROBERT ADAIR, Grantor, conveys and warrants to KENNETH RUTLEDGE and JUDY A. RUTLEDGE, husband and wife, Grantees, the real property situated in Klamath County, Oregon, free of all encumbrances except as specifically set forth herein, and described as follows:

Parcel I

That portion of the SE 1/4 of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying South of USRS Drain referred to in Book 46 at page 4, Deed Records of Klamath County, Oregon, and East of the 40 foot strip lying East of the C Canal right of way mentioned in Book 54 at page 589, Deed Records of Klamath County, Oregon, EXCEPTING THEREFROM a tract of land described as follows:

Beginning at an iron pipe marking the intersection of the West right of way line of the County Road known as Reeder Road and the South right of way line of the USBR #2 drain as constructed. Said iron pipe being 1810 feet North and 30 feet West of the Southeast corner of Section 19, in Township 39 South, Range 10 East of the Willamette Meridian; thence along the said South right of way line of the said USBR #2 drain North 87° 56' West 1105.26 feet; thence South 835.94 feet; thence North 87° 09' East 1105.91 feet, more or less, to the Westerly right of way of Reeder Road; thence North 741.39 feet to the point of beginning.

EXCEPTING THEREFROM a tract of land situated in the SE 1/4 of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at an iron pin which marks the corner common to Sections 19, 20, 29 and 30; thence West 2575 feet to the East line of the 40 foot strip lying East of the C Canal; thence North 1380 feet along the said East line to the North boundary of the SW 1/4 SE 1/4 of Section 19; thence East 1100 feet to the West line of the property described in Book M-69 at page 6053 Microfilm Records; thence South 330 feet to the Southwest corner of the property described in Book M-69 at page 9417 Microfilm Records; thence North 87° 09' East 1105.91 feet to the West line of Reeder Road; thence South 1000 feet, more or less to the point of beginning.

Parcel II

A portion of the SE 1/4 of Section 19, Township 39 South, Range 10, East Willamette Meridian, located in Klamath County, Oregon described as follows:

Beginning at the SW corner of parcel 2 of the real property described in the deed recorded in volume M-78 at page 22039 dated October 3, 1978, thence north 35 feet along the western boundary of said parcel 2, thence east 10 feet, thence south 35 feet parallel to the western boundary of said parcel thence west to the point of beginning.

TOGETHER WITH an easement for ingress and egress to the above described property over a strip of land 60 feet in width; center line of which is described as follows:

Beginning at the point which is 1396.34 feet North and 1134.54 feet West of the Southeast corner of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, said point being on the West line of a tract conveyed to ADAIR by deed recorded July 10, 1969, in M-69, page 6057; thence East 1134.54 feet to the West right of way of the County Road known as Reeder Road.

Subject to and Excepting:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.

2. By instrument recorded at Book 42 at page 572, and page 639, and subject to the terms and conditions of the Reclamation Extension Act.

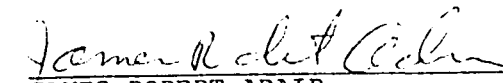
3. An easement created by instrument, including the terms and provisions thereof,  
Dated: July 17, 1965

Recorded: June 16, 1966 Book: M-66 Page: 6226  
In favor of: Pacific Power & Light Company  
For: Electric transmission line over SE 1/4 SE 1/4 Sec. 19,  
Twp 39 S., R 10 EWM.

The true and actual consideration for this conveyance is \$28,500.

Until a change is requested all tax statements are to be sent to the following address: Mr. & Mrs. Kenneth Rutledge, 3842 La Marada Way, Klamath Falls, Oregon 97601.

DATED this 19th day of December, 1979.

  
JAMES ROBERT ADAIR

STATE OF OREGON )  
 ) ss.  
County of Klamath )

29251

On this 19th day of December, 1979, personally appeared the above named JAMES ROBERT ADAIR known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

Before me:

W. Darlene J. Addington  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 3-22-81

Return To: Mr. & Mrs. Kenneth Rutledge  
3842 La Marada Way  
City, 97601

Send Taxes To: Dept. of Veterans Affairs  
1225 Ferry S.E.  
Salem, OR 97316

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Recorded for record at request of Transamerica Title Co.  
this 20th day of December A. D. 1979 at 3:55 o'clock P. M., and  
fully recorded in Vol. 879, of Deeds on Page 29249

Wm D. MILNE, County Clerk

By Darlene J. Addington

Fee \$10.50