

THA 58-20726-9-T

79231

WARRANTY DEED (INDIVIDUAL)

Vol. <sup>m</sup> 80 Page

591

REGIS VICTOR ANDRIEU also Known as REGIS V. ANDRIEU and DORIS J. ANDRIEU, husband and wife, hereinafter called grantor, convey(s) to DANIEL D. THORNTON and JULIET THORNTON, husband and wife all that real property situated in the County of Klamath, State of Oregon, described as:

PARCEL 1: The E½SE¼ Section 29, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 2: The SW¼ Section 28, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.  
(LEGAL CONTINUED ON REVERSE)

SUBJECT TO:

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. Regulations, including levies, assessments, drainage rights and easements, of Klamath Drainage District.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
4. An easement created by instrument, including the terms and provisions thereof,

Dated : November 24, 1922

continued on reverse side

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except those mentioned above and on the reverse side

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 \$ 180,002.00 \*

\*\*

Dated this 11th day of January, 1980

Regis Victor Andrieu  
REGIS VICTOR ANDRIEU  
Doris J. Andrieu  
DORIS J. ANDRIEU

STATE OF OREGON, County of Klamath ) ss.

January 11, 1980 personally appeared the above named Regis Victor Andrieu and Doris J. Andrieu and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me

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)

TO

After Recording Return to and SEND TAX

STATEMENTS TO:  
Daniel & Juliet Thornton

P.O. Box 5  
Midland, OR 97634

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

Title

Deputy

4. continued ...  
 Recorded : November 25, 1922 Book: 59 Page: 338  
 In favor of : Klamath Drainage District  
 For : 50 foot wide drainage canal  
 For : 100 foot irrigation canal  
 For : 60 foot wide easement for road and ditch purposes  
 (no exact description)

5. Geothermal Lease, including terms and provisions thereof, dated June 3, 1971, recorded September 7, 1971 in M-71 at page 9490, between Regis Victor Andrieu and Doris Jean Andrieu, husband and wife, and Geothermal Resources, International, Incorporated, a Delaware corporation. Amended by instrument dated April 7, 1976, recorded May 24, 1976 in Book M-76 at page 7672, Microfilm Records.

6. 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, 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.

7. No liability is assumed if a financing statement is filed in the office of the County Clerk covering growing crops of fixtures wherein the land is described other than by metes and bounds, the rectangular survey system or by recorded lot and block.

8. This reprot does not include a search for financing statements filed in the office of the Secretary of State covering crops on the land described herein, and is subject to any encumbrances on such crops.

### PARCEL 3

A portion of Lot 2, Section 28, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pipe at the quarter section corner common to Sections 21 and 28, Township 40 South, Range 9 East of the Willamette Meridian; thence South  $0^{\circ} 6\frac{1}{2}'$  West along the Westerly line of Lot 2 in said Section 28, 859.4 feet to a point; thence South  $89^{\circ} 28'$  East 483.8 feet to an iron pin and the true point of beginning of this description; thence East 328.2 feet to an iron pin; thence South  $0^{\circ} 06'$  West 771.5 feet to an iron pin reference monument; thence South  $0^{\circ} 06'$  West 30.9 feet to the centerline of the Lower Klamath Lake County Road as the same is presently located and constructed; thence following the centerline of said County Road North  $69^{\circ} 35'$  West 352.6 feet to a point; thence leaving the centerline of said County Road, North  $0^{\circ} 18 \frac{3}{4}'$  East 679.6 feet more or less to the true point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 11th day of January A. D. 1980 at 3:39 clock P. M., an

tuly recorded in Vol. M80, of Deeds on Page 591

Wm D. MILNE, County Clerk.

By Bernard Hetch

Fee \$7.00