

Tenants by the Entirety

79438

WARRANTY DEED

Vol. 1180 Page 955

KNOW ALL MEN BY THESE PRESENTS, That Tony C. Pires and Maria C. Pires,
husband and wife
for the consideration hereinafter stated to the Grantor paid by Gerrett Wiersma and
Agnes Wiersma

hereinafter called the Grantor, husband and wife, here-
inafter called the Grantees, does hereby grant, bargain, sell and convey unto the Grantees,
as tenants by the entirety, the heirs of the survivor and their assigns, that certain real
property, with the tenements, hereditaments and appurtenances thereunto belonging or apper-
taining, situated in the county of Klamath, State of Oregon, described as

See attached Exhibit "A" incorporated by this reference.

Subject to: 1. The assessment roll and the tax roll disclose that the
within described premises were specially assessed as farm land. 2. Rights
of the Federal Government, the State of Oregon, and the general public in
any portion of the herein described premises lying below the high water
line of Lost River. 3. Acreage and use limitations under provisions of
United States statutes and regulations issued thereunder. 4. Liens and
assessments of Klamath Project and Horsefly Irrigation District and regula-
tions, contracts, easements, water and irrigation rights in connection
therewith. 5. Easement contained in deed from John S. Horn et al., to
the Horsefly Irrigation District dated August 10, 1926, recorded November
27, 1926, Volume 81, page 464, Deed Records of Klamath County, Oregon, as
follows: "Also a flowage right, over all the remaining land of East
Bonanza, which borders on either side of Lost River, excepting Block 29B,
so that the Horsefly Irrigation District may maintain the water heights at
its present level of 40 feet above bedrock in Lost River measured at the
lowest point on the rock of the East side Dam for irrigation purposes."
6. Right of way for transmission line, including the terms and provisions
thereof, given by Martha C. Yates to the California Oregon Power Company,
a California corporation, dated June 10, 1941, recorded July 2, 1941,
Volume 139, page 197, Deed Records of Klamath County, Oregon. Affects NW
1/4 NE 1/4 Section 15. 7. Easement for transmission line, including the
terms and provisions thereof, given by Ben Oden and Velma Oden, husband
and wife, to the California Oregon Power Company dated October 18, 1955,
recorded October 31, 1955, Volume 278, page 504, Deed Records of Klamath
County, Oregon. Affects SW 1/4 SE 1/4 Section 10. 8. Easement and
agreement relative to use of pumps and pipeline, including the terms and
provisions thereof, between Mary L. Schmidt Atkinson and Roy D. Atkinson,
First Parties, and Cecil C. Hunt & Martha C. Hunt, Second Parties, dated June 18, 1970,
recorded June 22, 1970 Vol. M70, page 5084, Deed Records of Klamath County, Oregon. Affects SW
TO HAVE and TO HOLD the above described and granted premises unto the said Grantees, of Sec
as tenants by the entirety, their heirs and assigns forever. 15.

And Grantor hereby covenants to and with Grantees and the heirs of the survivor and
their assigns, that Grantor is lawfully seized in fee simple of the above granted premises,
free from all encumbrances, excepting any additional taxes levied by reason
of disqualification for special assessment as farm land which Grantee
herein assumes and agrees to pay;

and that Grantor will warrant and forever defend the above granted premises and every part
and parcel thereof against the lawful claims and demands of all persons whomsoever, except
those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars,
is \$ 285,000.00

In construing this deed and where the context so requires, the singular includes the
plural.

WITNESS Grantor's hand this 17th day of May, 1978

Tony C. Pires
Tony C. Pires

Maria C. Pires
Maria C. Pires

STATE OF California County of Stanislaus ss.

BEFORE ME PERSONALLY appeared the above named Tony C. Pires and Maria C. Pires

and acknowledged the foregoing instrument to be their voluntary act and deed.

JUDY M. PEZOLDT

NOTARY PUBLIC - CALIFORNIA

PRINCIPAL OFFICE IN

COUNTY OF STANISLAUS

My commission expires February 26, 1979

Judy M. Pezoldt
Notary Public for California
My Commission expires:

(SEAL)

LEGAL DESCRIPTION

EXHIBIT "A"

All in Township 39 South, Range 11 East of the Willamette Meridian

Section 15: $W\frac{1}{2}NE\frac{1}{4}$, $SE\frac{1}{4}$, $S\frac{1}{2}NW\frac{1}{4}$, all that portion of the $N\frac{1}{2}NW\frac{1}{4}$ lying South of Lost River, and the $N\frac{1}{2}SW\frac{1}{4}$ SAVING AND EXCEPTING the following: That tract of land described as follows: Beginning at a $\frac{1}{2}$ inch iron pin from which the northwest corner of said Section 15 bears $N 01^{\circ}44'03'' W 3681.45$ feet; thence $S 78^{\circ}02'07'' E 174.45$ feet to a $\frac{1}{2}$ inch iron pin; thence $S 89^{\circ}52'45'' E 231.30$ feet to a $\frac{1}{2}$ inch iron pin; thence $S 89^{\circ}20'52'' E 801.00$ feet to a $\frac{1}{2}$ inch iron pin; thence $S 15^{\circ}16'07'' E 217.00$ feet to a $\frac{1}{2}$ inch iron pin; thence continuing $S 15^{\circ}16'07'' E 20$ feet, more or less, to the south line of the $N\frac{1}{2}SW\frac{1}{4}$ of said Section 15; thence Westerly along said line to the southwest corner of the $NW\frac{1}{4}SW\frac{1}{4}$ of said Section 15; thence Northerly along the west line of said Section 15 to a point that bears $S 81^{\circ}00'05'' W$ from the point of beginning; thence $N 81^{\circ}00'05'' E$ to a $\frac{1}{2}$ inch iron pin set in an existing north-south fence line; thence continuing $N 81^{\circ}00'05'' E 76.21$ feet to the point of beginning, containing 7.2 acres, more or less, with bearings based on Bowne Addition to the Town of Bonanza.

Section 10: Beginning at the intersection of the West right of way line of West Park Street in vacated East Bonanza in Klamath County, Oregon, with the line between Sections 10 and 15 Township 39 South, Range 11 East of the Willamette Meridian, which point is 1910 feet West of the corner common to Sections 10, 11, 14 and 15 of said township and range; thence North along the West line of said West Park Street to the Southerly right of way line of the abandoned Klamath County Market Road No. 5; thence Northwesterly along said right of way line to the point of intersection with the West bank of Lost River near the West end of the old Market Road Bridge; thence Southerly along the West bank of the East Channel of Lost River to its intersection with the North line of the Vacated South half of Block 55; thence East to the East line of said Block 55; thence South to the South line of said Block 55; thence West to the West line of said Block 55; thence South 150 feet, more or less, to the South boundary line of said Section 10; thence East along said Section line 660 feet, more or less, to the point of beginning.

EXCEPTING from the last described parcel that portion thereof described as follows: Beginning at the intersection of the centerline of West Park Street in vacated East Bonanza, Klamath County, Oregon, with the Southerly right of way line of the existing Langell Valley Market Road; thence Northwesterly along the Southerly line of the existing Langell Valley Market Road to the West bank of Lost River near the West end of the Market Road Bridge; thence Southerly along the West bank of the East Channel of Lost river to a point 300 feet Southerly of (when measured at right angles to) the relocated centerline of Langell Valley Market Road; thence Easterly parallel to said relocated centerline 30 feet, more or less, to a point opposite centerline station 9+15 on said relocated centerline; thence Northerly at right

angles to said relocated centerline 250 feet; thence Easterly parallel to and 50 feet Southerly of said relocated centerline 485 feet, more or less, to the centerline of said West Park Street; thence North along the centerline of said West Park Street 45 feet, more or less, to the point of beginning. The relocated centerline referred to above is described as follows: Beginning at Engineer's centerline Station 4+71, said Station being 1269 feet North and 2428 feet East of the Southwest corner of said Section 10; thence North $89^{\circ}50'30''$ East 374.83 feet; thence on a 2291.83 foot radius curve right (the long chord of which bears South $79^{\circ}07'$ East) 883.33 feet to Station 17+29.16.

Together with an appurtenant easement described as follows:

A Sixty foot strip of land, the East line of which is the North-South center line of Section 22 Township 39 South, Range 11 E.W.M., commencing at the Northeasterly right of way line of the West Langell Valley County Road, and running thence North along the center line of Section 22 to the South line of Section 15 Township 39 S.R. 11 E.W.M.

Together with a 60 foot by 60 foot parcel of land North and adjacent to said strip in Section 15 Township 39 S.R. 11 E.W.M.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Noted for record at request of Klamath County Title Company
 this 16th day of January A.D. 1980 at 3:12 o'clock P.M., and
 duly recorded in Vol. M-80, of Deeds on Page 955

Wm D. MILNE, County Clerk

Jacqueline J. Mettler

Fee \$10.50

Exhibit "A" -- Legal Description