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80673

WARRANTY DEED

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Page

2932



KNOW ALL MEN BY THESE PRESENTS, That VERL DALE SEARCY,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LINC HANDLEY, INC., hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Parcel 1: The NW $\frac{1}{4}$ SE $\frac{1}{4}$ and the North 396 feet of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 32 EXCEPT a strip of land 20 feet wide along the Westerly side thereof as described in deed from Perrin G. Wilson et ux to Russell A. Webber et ux, dated February 3, 1948, recorded in Book 218 page 209, Deed Records of Klamath County, Oregon.

Parcel 2: All that portion of land lying West of the North and South irrigation ditch running through the west side of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ being a strip of land 75 feet wide, more or less, along the West side of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ and being in Section 32.

Parcel 3: A tract of land lying in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 32 and the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 33, more particularly described as follows: Beginning at a point 100 feet East of the Northwest corner of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 32; thence East 1648 feet; thence South 549 feet; thence in a Westerly direction 1648 feet, more or less, to a point which is South 518 feet from the point of beginning; thence North 518 feet to the point of beginning. cont. (IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances reservations, restrictions, rights of way of record, those apparent on the land and those exceptions listed on the reverse of this document

and that grantor will warrant and forever defend the said 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 \$160,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 12 day of Feb, 1980; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Verl Dale Searcy

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
February 12, 1980

Personally appeared the above named
Verl Dale Searcy

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

Before me:
(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 8-5-83

STATE OF OREGON, County of) ss.
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Personally appeared and
who, being duly sworn,
each for himself and not one for the other, did say that the former is the
president and that the latter is the
secretary of

a corporation,
and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

Verl Dale Searcy

GRANTOR'S NAME AND ADDRESS

Linc Handley, Inc.

GRANTEE'S NAME AND ADDRESS

After recording return to:

Linc Handley, Inc.
Rt. 3, Box 8B
Soledad, California 93960

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of) ss.

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page or as document/fee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

280 FEB 13 PM 4 35

(continued from the front side of this deed)

Parcel 4: A one-half interest in the North and South Irrigation Ditch running through the West side of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 32, and the road which parallels the said ditch on the east side, being about 15 feet wide.

Parcel 5: A strip of land 20 feet wide off the West side of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ and off the West side of the North 12 acres of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 32, a road described in conveyance recorded in Volume M-73, page 1383, official records of Klamath County, Oregon.

All parcels being in Township 40 South, Range 12 East of the Willamette Meridian.

SUBJECT TO:

1. Liens and assessments of Klamath Project and Shasta View Irrigation District and regulations, contracts, easements; water and irrigation rights in connection therewith.
2. Right of way for pole line conveyed by Kenneth C. Wilson, et al., to the California Oregon Power Company, by deed dated May 15, 1945, recorded June 7, 1945 in Volume 177 page 65, Deed Records of Klamath County, Oregon.
3. Contract and Grant of Easement, including the terms and provisions thereof, given by John Madden and Ruth Madden to Shasta View Irrigation District, dated June 20, 1973, recorded August 8, 1973, in Volume M-73 page 10296, records of Klamath County, Oregon.
4. Contract and Grant of Easement, including the terms and provisions thereof, given by John Madden and Ruth Madden, dated June 20, 1973, recorded August 8, 1973, in Volume M-73 page 10300, Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

and for record at request of Klamath County Title Co.

this 13th day of February A. D. 1980 at 4:35 o'clock P.M., and

fully recorded in Vol. M80, of Deeds on Page 2932

Wm D. MILNE, County Clerk

By Bernetha J. Ritsch

Fee \$7.00