

80734

WARRANTY DEED (INDIVIDUAL)

Vol. 80 Page 3028

C & P RENTALS, a partnership

ANDREW A. PATTERSON and PAMELA C. PATTERSON, hereinafter called grantor, convey(s) to husband and wife

of Klamath, State of Oregon, described as: all that real property situated in the County

SEE ATTACHED EXHIBIT "A"

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except SEE 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 \$ 13,000.00

Dated this 11th day of February, 1980

C & P Rentals, a Partnership

By: Ralph A. Crawford

By: Theodore J. Paddock

STATE OF OREGON, County of Klamath) ss.

On this 13th day of February, 1980, personally appeared the above named Ralph A. Crawford & Theodore J. Paddock and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 11/2/82

- * 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)

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 _____

After Recording Return to:

Mr. & Mrs. Andrew A. Patterson
5031 Barry Avenue
Klamath Falls, Oregon 97601
Send tax statements to:
Mr. & Mrs. Andrew Patterson
5031 Barry Avenue
City, 97601

A parcel of land situated in the NW $\frac{1}{4}$ of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at the Northwest corner of said Section 18; thence South 0° 01' 10" West along the West line of said Section 18 a distance of 2132.47 feet; thence South 89° 51' 42" East a distance of 2034.90 feet; thence North 0° 00' 23" East a distance of 628.10 feet to the true point of beginning of this description; thence North 89° 59' 04" West a distance of 485.0 feet, more or less, to the Easterly line of a 60 foot roadway; thence along said Easterly line and along the arc of a 400 foot radius curve to the right, having a central angle of 19° 20' 10", a distance of 134.99 feet; thence South 89° 59' 04" East a distance of 507.6 feet to a point which bears South 0° 00' 23" West from the point of beginning; thence North 0° 00' 23" East a distance of 132.0 feet, more or less, to the point of beginning.

TOGETHER WITH AND SUBJECT TO easements for delivery of irrigation water from the Enterprise Irrigation District canal and all other rights of way and easements of record or apparent on the ground. ALSO TOGETHER WITH the right of ingress and egress over the following-described roads: 60 foot strips of land situated in the N $\frac{1}{2}$, Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being 30 feet on either side of measured at right angles from, the following-described center lines; Beginning at a point on the easterly right of way line of State Highway 39, said point being South 00° 01' 10" West 2162.47 feet and South 89° 51' 42" East 25.31 feet from the Northwest corner of said Section 18; thence South 89° 51' 42" East 2548.10 feet to a point, North 89° 51' 42" West 30.00 feet from the East line of the NW $\frac{1}{4}$ of said Section 18.

ALSO, beginning at the center $\frac{1}{4}$ corner of said Section 18; thence North 00° 00' 23" East 1334.32 feet to the C-N 1/16 corner of said Section 18.

ALSO, beginning at a point South 00° 01' 10" West 2192.47 feet and South 89° 51' 42" East 1323.84 feet from the Northwest corner of said Section 18; thence South 00° 02' 03" East 465.00 feet to the South line of the NW $\frac{1}{4}$, said Section 18.

ALSO, beginning at a point South 00° 01' 10" West 2132.47 feet and South 89° 51' 42" East 599.83 feet from the Northwest corner of said Section 18; thence North 00° 02' 42" West 409.32 feet; thence South 89° 59' 04" East 132.38 feet; thence on the arc of a curve to the right (radius = 250.00 feet, central angle = 47° 03' 50") 205.35 feet; thence South 42° 55' 14" East 81.00 feet; thence on the arc of a curve to the left (radius = 175.06 feet, central angle = 71° 03' 30") 217.11 feet; thence North 66° 01' 16" East 144.49 feet; thence on the arc of a curve to the left (radius = 370.00 feet, central angle = 69° 18' 42") 447.60 feet; thence North 03° 17' 26" West 157.53 feet to the North line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$, said Section 18.

SUBJECT TO AND EXCEPTING:

(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, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District; (3) Reservations restrictions, easements and rights of way of record and those apparent upon the land.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 14th day of February A.D., 19 80 at 3:47 o'clock P.M., and duly recorded in Vol. 380 of Deeds on Page 3028.

FEE \$7.00

WM. D. MILNE, County Clerk

By Bernice M. Hilsch Deputy