

TA 38-20733-7-A

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WARRANTY DEED (INDIVIDUAL)

Vol. <sup>m</sup> 80 Page 3607

JAMES A. BINGHAM and BERNADINE K. BINGHAM, husband and wife

hereinafter called grantor, convey(s) to

WILLIAM F. ANDERSON and KATHARINE M. ANDERSON, husband and wife

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

A parcel of land situated in the SW $\frac{1}{4}$  of Section 5, Township 40 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a  $\frac{1}{2}$ " iron pipe from which the Southwest corner of Section 5 bears south 00° 48' 30" East 930.62 feet and West 1505.30 feet; thence South 83° 01' 45" West 931.70 feet to a  $\frac{1}{2}$ " iron pipe; thence North 556.39 feet to a  $\frac{1}{2}$ " rebar; thence North 83° 01' 45" East 980.72 feet to a  $\frac{1}{2}$ " rebar; thence South 5° 55' 30" West 482.72 feet to  $\frac{1}{2}$ " rebar; thence South 00° 48' 30" East 82.18 feet to the point of beginning.

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

will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

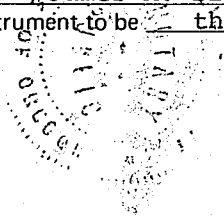
The true and actual consideration for this transfer is \$ 30,000.00 \*

Dated this 22nd day of February, 19 80.

*James A. Bingham*  
JAMES A. BINGHAM  
*Bernadine K. Bingham*  
BERNADINE K. BINGHAM

STATE OF OREGON, County of Klamath ) ss.

February 22, 19 80 personally appeared the above named James A. Bingham and Bernadine K. Bingham and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me: *J. A. Smith*  
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)

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.

\_\_\_\_\_  
Title  
By \_\_\_\_\_ Deputy

After Recording Return to:  
William F. Anderson  
9425 Dehlinger  
K. Falls  
Send Taxes to  
D.V.A. 1225 Ferry St. SE.  
Salem, OR 97302

SUBJECT TO:

3608

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. Regulations, includign levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.
3. Regulations, including levies, assessments, water and irrigation rithts and easements for ditches and canals, of Klamath Basin Improvement District.

Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District."

4. Easement Agreement, including the terms and provisions thereof, between Obil S. Collman and Berniece Collman and Harvey E. Wise and Vivian Wise, across the SW $\frac{1}{4}$  of Section 5, Township 40 South, Rnage 10 East of the Willamette Meridian, recorded December 31, 1964 in Book 358 at page 417, Deed Records for purpose of carrying and conducting irrigation water.

5. Subject to a 20 foot easement as disclosed by Agreement between Obil S. Collman, et ux., and Charles I. Collins, et us., dated July 12, 1972, recorded June 2, 1977 in Book M-77 at page 9631, Microfilm Records, for ingress and egress across Obil S. Collman's Adjacent property.

6. Agreement and easement, including the terms and provisions thereof, dated January 6, 1979, recorded January 25, 1979 in Book M-79 at page 2159, Microfilm Records, between Charles I. Collins and Shirley J. Collins, husband and wife, Obil S. Collman and Berneice Collman, husband and wife and James A. Bingham and Bernadine K. Bingham, husband and wife.

7. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for the 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.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 22nd day of February A. D. 1980 at 4:51 o'clock P M., an

uly recorded in Vol. M80, of Deeds on Page 3607

Wm D. MILNE, County Clerk

By Bernetha Heltsch

Fee \$7.00