

82407

38-20406-D
WARRANTY DEED (INDIVIDUAL) Vol. ^m 80 Page 5707

CLEMENT K. H. LEE

WILLIAM A. REEVES AND VIRGINIA L. REEVES, husband and wife

all that real property situated in the County of Klamath, State of Oregon, described as:SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION AND
SUBJECT TO 'S

80 MAR 26 PM 4 01

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 \$ 40,000.00.Dated this 10th day of March, 1980.*Edwin Y. Chow*
attorney in fact for Clement K. H. LeeTO 444 C
(Attorney in Fact)

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES } SS.On March 10, 1980 before me, the undersigned, a Notary Public in and for said State, personally appeared EDWIN Y. CHOW known to me to be the person whose name is Attorney in fact of CLEMENT K. H. LEE subscribed to the within instrument, as the and acknowledged to me that he subscribed the name of CLEMENT K. H. LEE thereto as principal and his own name as Attorney in fact.

WITNESS my hand and official seal.

Signature *Richard K. Quan*

RICHARD K. QUAN

Name (Typed or Printed)



(TT)

ed the above named
edged the foregoing

perty to which the

actual consideration
of the/the whole

(This area for official notarial seal)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to:

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 _____ on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

Deputy

TA. Donna
Taxes to
William A. Reeves
PO Box 94
Fort Sutter, CA
Form No. 19-30
(Previous Form No. TA 14)

The following described property situated in Section 3, Township 36 South Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at the Southwest corner of said Section 3; thence North along the West section line a distance of 1320 feet; thence East 660 feet; thence South 57° 30' East to the West line of the Sprague River; thence Southerly, following the Westerly line of said Sprague River to the South line of said Section 3; thence West along the South line of Section 3 to the point of beginning.
ALSO the Southerly 660 feet of said Section 3 lying West of the Sprague River.

AND Grantor(Seller) grants to Grantee (Buyer) and Grantee's successors and undivided 3/8 interest of an easement, being 70 feet in width and lying 35 feet on each side of the centerline, beginning at a point on the Westerly right of way line of the Sprague River Highway, being 1125 feet northwesterly along the westerly right of way line of said highway from its intersection with the south line of Section 3, running thence in a westerly direction to an irrigation pump as now located on the ground for as long as grantee pays pro-rata cost to operate and maintain said pumps and irrigation system.

Subject to:

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. Terms and provisions contained in Land Status Report recorded November 10, 1958 in Book 306 page 256
3. Right of way from Ewauna Box Company recorded May 7, 1949 in Book 229 page 217
4. Covenants, easements and restrictions recorded October 13, 1958 in Book 304 page 546
5. Easement for irrigation use as disclosed by contract recorded October 1, 1975 in Book M-75 Page 11997

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.
this 21st day of March, A. D. 1980, at 1:08 clock P.M., or
fully recorded in Vol. 400, of Deeds, on Page 5707

Wm. D. MILNE, County Clerk

By Bernetha A. Ketch

Fee \$7.00