

52408

WARRANTY DEED (INDIVIDUAL)

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CLEMENT K. H. LEE
WILLIAM A. REEVES AND VIRGINIA L. REEVES, husband and wife
of Klamath, State of Oregon, described as: all that real property situated in the County

SEE EXHIBIT A FOR LEGAL DESCRIPTION AND SUBJECT TO'S

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
see 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 \$ 195,000.00 .*

Dated this 10th day of March, 19 80.

[Signature]
a Party in fact for Clement K. H. Lee

TO 444 C
(Attorney in Fact)

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } SS.

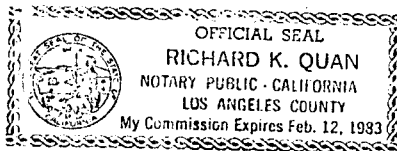


d the above named
dged the foregoing

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 subscribed to the within instrument, as the
Attorney in fact of CLEMENT K. H. LEE
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 *[Signature]*
RICHARD K. QUAN
Name (Typed or Printed)



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tual consideration
of the/the whole

WARRANTY DEED (INDIVIDUAL)

(This area for official notarial seal)

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.

By

Title

Deputy

After Recording Return to:

TA - Donna

TAXES TO
William Reeves
PO Box 94
GASGARD, Ca
Form No. 1090
(Previous Form No. TA 16)

EXHIBIT A

5710

A tract of land situated in Sections 2 and 3, Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath State of Oregon, described as follows:

Section 2: The $S\frac{1}{2}NE\frac{1}{2}$; $S\frac{1}{2}NW\frac{1}{2}$, $N\frac{1}{2}SW\frac{1}{2}$ and $SW\frac{1}{2}SW\frac{1}{2}$

Section 3: The $S\frac{1}{2}SE\frac{1}{2}$ lying Easterly of the Sprague River Highway

And Government Lots 1, 2, 3, and 4, Section 2, Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon

And Grantor (Seller) grants to Grantee (Buyer) and Grantee's successors, an undivided $\frac{3}{8}$ 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 125 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 an 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. Easement recorded January 19, 1955 in Book 271 Page 570
3. Right of way from Ewauna Box Company, recorded May 7, 1949 in Book 229 at page 217
4. Covenants, easements and restrictions recorded October 13, 1958 in Book 304 Page 544
5. Covenants, easements and restrictions recorded October 13, 1958 in Book 304 Page 546
6. Covenants, easements and restrictions recorded November 10, 1958 in Book 306 Page 233
7. Right and easements for roads, pipe lines, utilities as set forth in Deed recorded February 18, 1959 in Book 309 Page 674

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 2 day of June A. D. 1960 at 4:01 o'clock P. M., and

fully recorded in Vol. 1110, of Deeds on Page 5702

Wm D. MILNE, County Clerk

By Bernetha H. Hetch

Fee \$7.00