



FRONTIER

WARRANTY DEED (Individual or Corporate)

3259

WARRANTY DEED

Vol. 1750 Page 7114

80 APR 16 PM 3 14

KNOW ALL MEN BY THESE PRESENTS, That RICHARD KENNETH HILL and VIOLET A. HILL, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALBERT M. WARREN, JR. and PATRICIA A. WARREN, husband and wife, 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:

As set forth on Exhibit "A" attached hereto.

(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 except as hereinabove set forth;

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 \$ 150,000.00 . However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) of the premises between the symbols of the above described premises.

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 16th day of April, 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.

Richard Kenneth Hill
Violet A Hill

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath.) ss.
April 16, 1980

Personally appeared the above named RICHARD KENNETH HILL and VIOLET A. HILL, husband and wife,

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

Before me:
Notary Public for Oregon
My commission expires: 8-23-81

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:
Notary Public for Oregon
My commission expires:

RICHARD KENNETH HILL and VIOLET A. HILL, husband and wife,

GRANTOR'S NAME AND ADDRESS

ALBERT M. WARREN, JR. and PATRICIA A. WARREN, husband and wife,

GRANTEE'S NAME AND ADDRESS

After recording return to:

see below

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address. ALBERT M. WARREN, JR. and PATRICIA A. WARREN, 731 Main Street, Klamath Falls, Oregon 97601.

NAME, ADDRESS, ZIP

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/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.

By Deputy

SPACE RESERVED FOR RECORDER'S USE

7115

FTE#180

EXHIBIT "A"

All that real property situated in the County of Klamath, State of Oregon, more particularly described as follows:

A tract of land situated in Section 31, T39S, R10EWM, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is located N00°18'20"E 415.91 feet from the W 1/4 corner of said Section 31; thence S89°54'28"E 1660.00 feet, along an existing fence line and its extension; thence S00°18'20"W, parallel with the West line of said Section 31, 300.00 feet; thence S89°54'28"E 760 feet, more or less, to the Westerly meander line of Lost River, the above described line being that line as described in Deed Volume M69-10277, as recorded in the Klamath County Deed Records; thence South-westerly, along the said Westerly meander line of Lost River, to a point in an existing fence line as described in Deed Volume 273, Page 206, of said Deed Records, said point bears S89°56'E from a point which is North 865 feet (by said Deed Volume 273, Page 206) from the North-west corner of Government Lot 6 of said Section 6; thence N89°56'W, along said fence line, to the West line of said Section 31; thence North 892.3 feet (by said Deed Volume 273, Page 206) to the point of beginning, EXCEPTING therefrom any portion lying within the rights of way of the Klamath Falls-Malin Highway (State Highway No. 39), the Burlington Northern Railroad (formerly Great Northern Railroad), and the U.S.R.S. drain ditch.

SUBJECT TO:

Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District;

Rights of the public lying within the boundaries of Klamath Falls Malin Highway;

Rights of way for irrigation and drainage canals as described in the deed recorded October 19, 1908, in Book 25 of Deeds, at Page 158.

Waiver of Riparian Rights as disclosed by document recorded October 19, 1908, in Book 25 of Deeds, at Page 158.

The lawful consequence of the fact that the Eastern boundary is formed by the Lost River.

Subject to Contracts and/or liens for irrigation and/or drainage, and subject to reservations and restrictions of record and easements and rights of way of record and those apparent on the land.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Frontier Title Co.
this 16th day of April A. D. 19 80 at 3:14 o'clock P M., and
is recorded in Vol. M80, of Deeds on Page 7114

Wm D. MILNE, County Clerk

By Bernice H. Hetch

Fee \$7.00