

Until a change is requested, all tax statements shall be sent to the following address: DNA Salem, Or

K. 33228

WARRANTY DEED

Vol. <sup>m</sup> 52 Page

QUENTIN D. STEELE, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto JIMMIE A. KENDRICK and CAROLE KENDRICK, husband and wife, hereinafter referred to as Grantees, their heirs, successors and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows:

A parcel of land situated in the E $\frac{1}{2}$  of the NW $\frac{1}{4}$  of Section 36, Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at a 5/8" iron pin marking the Northwest corner of said Section 36; thence South 00° 03' 00" West along the West line of said Section 36 1180.51 feet to the TRUE POINT OF BEGINNING for this description, thence from said TRUE POINT OF BEGINNING East 86.33 feet to a one-half inch iron pin, thence North 03° 46' 35" East 80.80 feet to the beginning of a curve to the right, thence along the arc of a 10.17 feet radius curve to the right (Delta-89° 02' 51") 15.80 feet, thence South 87° 10' 54" East 122.74 feet to a one-half inch iron pin, thence South 79° 39' 35" East 16.22 feet, thence South 25° 51' 30" East 151.61 feet to a one-half inch iron pin, thence South 00° 06' 40" West 257.02 feet to a one-half inch iron pin, thence North 89° 53' 20" West 301.94 feet to a point on the West line of said Section 36, thence North 00° 03' 00" East along the West line of said Section 36 313.93 feet to the point of beginning containing 2.50 acres, more or less.

SUBJECT TO: (1) The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. Taxes for the year 1979-1980, and possibly prior years have been deferred pursuant to ORS 508.370 to 508.403. These, plus earned interest, are due and payable when said reason for the deferment no longer exists.

(2) Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.

(3) Liens and assessments of Klamath Project and Langell Valley Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.

(4) Any unpaid charges or assessments of Langell Valley Irrigation District.

(5) Right of Way, including the terms and provisions thereof, by and between Francis Lilly and Lucille Lilly, husband and wife, to The California Oregon Power Company, a California corporation, dated September 21, 1948, recorded September 29, 1948, in Volume 225, page 299, Deed Records of Klamath County, Oregon.

to have and to hold the same unto Grantees, their heirs, successors and assigns forever.

Grantor hereby covenants to and with said Grantees, their heirs, successors and assigns, that he is lawfully seized in fee simple of the above-granted premises, free and clear of all encumbrances, except those noted above, and that Grantor will warrant and forever defend the above-granted 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 is \$35,000.00.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 8th day of May, 1980.

Quentin D. Steele  
Quentin D. Steele

STATE OF OREGON        )  
                              ) ss.  
County of Klamath     )

Before me this 9 day of May, 1980, personally appeared the above-named QUENTIN D. STEELE, and acknowledged the foregoing instrument to be his voluntary act and deed.

James E. [Signature]  
Notary Public for Oregon  
My Commission Expires: 8.5.83

(S E A L)

*Return to KCTC*

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.  
this 9th day of May A. D. 1980 at 10:54 o'clock A. M., on  
file recorded in Vol. 180, of Deeds on Page 8550

By Wm D. MILNE, County Clerk

Fee \$7.00