

84524

WARRANTY DEED (INDIVIDUAL)

Vol. 7 Page 9181

ALLAN R. TAYLOR and MARIE C. TAYLOR, husband and wife

DAVID W. MOORE and JOANN MOORE, husband and wife

hereinafter called grantor, convey(s) to

of Klamath, State of Oregon, described as:

That portion of NW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 4, Township 41 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Southwesterly of Shasta View Irrigation District Canal. EXCEPTING THEREFROM the South 30 feet thereof.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as listed on attached sheet- "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 19th day of May, 19 80.

Allan R. Taylor
ALLAN R. TAYLOR

Marie C. Taylor
MARIE C. TAYLOR

STATE OF OREGON, County of Klamath) ss.

On this 19th day of May, 19 80 personally appeared the above named Allan R. Taylor and Marie C. Taylor and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Julie Ford
Notary Public for Oregon

My commission expires: 2/4/81

- * 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)

Taylor

TO

Moore

After Recording Return to:

Mr. and Mrs. David W. Moore
Star Route Box 69
Malin, OR 97632

SEND TAX STATEMENTS TO:
Dept. of Veterans' Affairs
1225 Ferry Street S.E.
Salem, OR 97310

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 _____

Deputy

80 MAY 19 4 02 PM

"EXHIBIT A"

9182

1. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the Land becomes disqualified for this 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.
2. Regulations, water and irrigation rights and easements for ditches and canals, of Shasta View Irrigation District.
3. An easement created by instrument, including the terms and provisions thereof,
 Dated : June 15, 1925
 Recorded : June 29, 1925 Book: 68 Page: 85
 In favor of : California Oregon Power Company, a
 California Corporation
 For : Transmission and distribution of
 electricity over the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 4.
4. An easement created by instrument, including the terms and provisions thereof,
 Dated : May 18, 1948 Book: 221 Page: 41
 In favor of : California Oregon Power Company, a
 California Corporation
 For : Transmission and distribution of electricity
 over the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 4.
 Recorded : May 24, 1948 Book: 221 Page: 41
5. Regulations, including levies, assessments, water and irrigation rights 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."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.
 this 19th day of May A. D. 1980 at 4:02 o'clock P.M., and
 duly recorded in Vol. M80, of Deeds on Page 9181

Wm D. MILNE, County Clerk
 By Bernetha H. Setoch
 Fee \$7.00