

JOSEPH H. RAY and MERRY K. RAY, Husband and Wife

, hereinafter called grantor, convey(s) to

J. BRUCE WELLS

all that real property situated in the County

of Klamath, State of Oregon, described as:The NW $\frac{1}{4}$ SE $\frac{1}{4}$ , S $\frac{1}{2}$ S $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ , SW $\frac{1}{4}$ NE $\frac{1}{4}$ , SE $\frac{1}{4}$ NW $\frac{1}{4}$  Section 28, Township 39 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

SUBJECT TO: 1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Langell Valley Irrigation Dist. 2. The rights of the public in and to that portion of the above property lying within the limits of roads and highways. 3. Reservations disclosed in deed from Langell Valley Irrigation District to J. E. House and Rebecca House, husband and wife, recorded August 4, 1945, in Deed Volume 178 at page 460, Records of Klamath County, Oregon. 4. Right of way, including the terms and provisions thereof, granted in deed from Langell Valley Irrigation District, et al., to California Oregon Power Company, recorded November 12, 1941 in Deed Volume 142 at page 435, Records of Klamath County, Oregon. (Affects the strip 10 feet in width 5 feet on each side of pole and wire line as now surveyed on NW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 28.) 5. Right of way, including the terms and provisions thereof, 10 feet in width over NW $\frac{1}{4}$ NE $\frac{1}{4}$  and SE $\frac{1}{4}$ NW $\frac{1}{4}$  Section 28, granted in deed from J. E. House and Rebecca House to California Oregon Power Company, recorded August 11, 1945 in Deed Volume 179 at page 27, Records of Klamath County, Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except \_\_\_\_\_ as shown above

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 \$ 162,015.24.\*Dated this 2nd day of June, 19 80.

JOSEPH H. RAY

MERRY K. RAY

STATE OF OREGON, County of Klamath ) ss.

On this 2nd day of June, 19 80 personally appeared the above named Joseph H. Ray and Merry K. Ray and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 3-22-81

- \* 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)

TO

After Recording Return to:

Mr. J. Bruce Wells  
Box 1591, City, 97601  
Taxes To Above A

STATE OF OREGON, )

) ss.

County of Klamath )

I certify that the within instrument was received for record on the 3rd day of June, 19 80 at 11:23 o'clock A M. and recorded in book M80 on page 9981 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Bernetha A. Heloach

Deputy

Fee \$3.50