

Until a change is requested, all tax statements shall be sent to the following address: Dept of Veterans Affairs, Salem JXC

Return to William N. Fisher, General Delivery, Beatty, OR

K-33261

P.O. Box 265

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### WARRANTY DEED

STEVEN JAMES HORTON and CAROL A. HORTON, husband and wife, hereinafter referred to as Grantors, do hereby grant, bargain, sell and convey unto WILLIAM FISHER, hereinafter referred to as Grantee, his heirs, successors and assigns, as tenants by the entirety, 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:

All of the following real property situate in Klamath County, Oregon:

A tract of land situated in the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 36, Township 36 South, Range 11 East of the Willamette Meridian, as follows:

Beginning at the Southwest corner of said Section 36; thence North along the West line of said Section 660 feet to the true point of beginning; thence East at right angles 1320 feet; thence Northwesterly to a point on the West section line 660 feet North of the point of beginning; thence South along said West line 660 feet to the point of beginning.

Together with a non-exclusive 50 foot easement for roadway purposes from the Southwest corner of the above-described premises to State Highway No. 140 adjacent to the West boundary lines of Section 36, Township 36 South, Range 11 E.W.M. and Section 1, Township 37 South, Range 11 E.W.M.

SUBJECT TO: (1) Right of Way for transmission line, including the terms and provisions thereof, given by Mark-Time, Inc., an Oregon corporation, dated March 4, 1963, recorded June 21, 1963, in Deed Volume 346, page 223, records of Klamath County, Oregon, said right of way given to Pacific Power and Light Company, a Maine corporation.

(2) Agreement, including the terms and provisions thereof, by and between Winifred G. Wain and John N. Wain and Clifford E. Milhorn and Marcella Milhorn, recorded March 7, 1972, in Microfilm Records Volume M72, page 2461, Deed Records of Klamath County, Oregon, pertaining to a perpetual easement and right of way to appropriate water from a well.

to have and to hold the same unto Grantee, his heirs, successors and assigns forever.

Grantors hereby covenant to and with said Grantee, his heirs, successors and assigns, that they are lawfully seized in fee simple of the above-granted premises, free and clear of all encumbrances, except those noted above, and that Grantors will warrant and forever defend the above-granted premises and every part and parcel thereof against the lawful demands and claims of all persons whomsoever, except those claiming under the above-described encumbrances.

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The true and actual consideration paid for this transfer is \$48,900.00.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 27 day of May, 1980.

Steven James Horton  
Steven James Horton

Carol A. Horton  
Carol A. Horton

STATE OF OREGON            )  
                                  )ss.  
County of Klamath        )

Before me this 27 day of May, 1980, personally appeared the above-named STEVEN JAMES HORTON and CAROL A. HORTON, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.



Samuel J. [Signature]  
Notary Public for Oregon  
My Commission Expires: 8-5-83

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Klamath County Title Co.

Filed for record at request of

this 3rd day of June A. P. 1980 at 11:46 o'clock A., and  
duly recorded in Vol. M80, of Deeds on Page 10004

Fee \$7.00

W. D. MILNE, County Cl.  
Bernetha W. Horton