

7A38-21675  
21674-2

KNOW ALL MEN BY THESE PRESENTS, That JEANNE LEE WHITLATCH

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JEWETT BRUCE WELLS

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:

SEE EXHIBIT "C"

(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 RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY, EASEMENTS OF RECORD AND THOSE APPARENT UPON THE LAND AND THOSE 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 \$ 65,500.00

However, the actual consideration consists of and includes other property or value given or promised which is the whole or part of the consideration (indicate which). If the sentence between the symbols ( ), if not applicable, should be deleted. See ORS 93.030.)

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 12th day of March, 1979; 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.

*Jeanne Lee Whitlatch*

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,  
County of Klamath } ss.  
March 12, 1979

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_

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: \_\_\_\_\_

(OFFICIAL SEAL)

Personally appeared the above named  
JEANNE LEE WHITLATCH  
and acknowledged the foregoing instrument to be HER voluntary act and deed.

Before me:  
(OFFICIAL SEAL) *Brian C. Rytke*  
Notary Public for Oregon  
My commission expires: 11/2/82

Jeanne Lee Whitlatch  
4960 Lombardi Lane  
Klamath Falls, Oregon 97601  
GRANTOR'S NAME AND ADDRESS

Jewett Bruce Wells  
P.O. Box 1591  
Klamath Falls, Oregon 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Jewett Bruce Wells  
P.O. Box 1591  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
Jewett Bruce Wells  
P.O. Box 1591  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

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 \_\_\_\_\_ or as file/reel number \_\_\_\_\_.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

SPACE RESERVED FOR RECORDER'S USE

1 A tract of land situated in Tracts 16 and 17, 400 Subdivision, a  
 2 duly recorded subdivision in Klamath County, Oregon, more part-  
 3 icularly described as follows:

4 Tracts 16 and 17 of said 400 Subdivision, excepting therefrom a  
 5 tract of land described as follows: Beginning at the northeast  
 6 corner of said Tract 16, marked by a 5/8 inch by 30-inch iron pin;  
 7 thence N89° 32'W, along the south line of Lombardi Lane, 395 feet  
 8 to a 5/8-inch by 30-inch iron pin; thence S00° 28'W 150.00 feet to  
 9 a 5/8 inch by 30-inch iron pin; thence S89°32'E 583.60 feet to a  
 10 5/8-inch by 30-inch iron pin; thence continuing S89°32'E 18.64 feet  
 11 to the apparent centerline of the Klamath Irrigation District canal  
 12 and the easterly line of said Tract 17; thence N25° 46'W, along  
 13 said line 167.22 feet to the south line of said Lombardi Lane and  
 14 the northeast corner of said Tract 17; thence N89° 32'W 18.64 feet  
 15 to a 5/8-inch by 30-inch iron pin; thence continuing N89°32'W  
 16 114.68 feet to the point of beginning, containing 1.89 acres, includ-  
 17 ing the area in the Klamath Irrigation District canal. The above  
 18 described tract is subject to a 30-foot Klamath Irrigation canal  
 19 right of way along the easterly line.

20 SUBJECT TO:

- 21 1. Regulations, including levies, assessments, water and irrigation  
 22 rights and easements for ditches and canals, of Klamath Irrigation  
 District.
- 23 2. Regulations, including levies, assessments, water and irrigation  
 24 rights and easements for ditches and canals, of Klamath Basin  
 Improvement District.

25 Subject to the terms and provisions of that certain instrument  
 26 recorded July 24, 1970 in Volume M-70 at page 6187 as "Notice to  
 27 ment District."

- 28 3. As disclosed by the assessment and tax roll, the premises herein  
 have been specially assessed for farm use. If the land becomes dis-  
 al tax, plus interest and penalty, will be levied for the number of  
 years in which this special assessment was in effect for the land.

HENDERSON  
 ATTORNEY AT LAW  
 426 MAIN STREET  
 KLAMATH FALLS,  
 OREGON 97601  
 TELEPHONE  
 (503) 234-7731  
 234-2030

EXHIBIT "C" - Page 1

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 5th day of  
June A.D., 19 80 at 3:52 o'clock P M., and duly recorded in Vol. M80  
 of Deeds on Page 10304.

FEE \$7.00

WM. D. MILNE, County Clerk

By Bernice J. Letcher Deputy