

TA 38-211666-1-T

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That CHARLES G. DUNCAN and LEONE M. DUNCAN, husband and wife, hereinafter called the Grantors, for the consideration hereinafter stated to the Grantors paid by RODNEY O. DETRICK and DONNA L. DETRICK, husband and wife, hereinafter called the Grantees, do hereby grant, bargain, sell and convey unto the Grantees, as tenants by the entirety, the heirs of the survivor and their 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, to-wit:

The SE $\frac{1}{4}$ and S $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 3, Township 41 South, Range 11 East of the Willamette Meridian;

EXCEPTING THEREFROM that portion conveyed to Louie M. Lyon, et ux, by deed recorded in Volume 328 of Deeds, page 62, Records of Klamath County, Oregon, described as follows:

Commencing at the NE corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 3, Township 41 South, Range 11 East of the Willamette Meridian; thence South along the East line of said section a distance of 1305 feet; thence West parallel with the North line of said quarter section a distance of 425 feet; thence North parallel with the East line of said section a distance of 1305 feet; thence along the North line of said quarter section a distance of 425 feet to the point of beginning;

AND ALSO EXCEPT the following parcel:

Beginning at a 5/8 inch iron pin at the intersection of the county roads marking the East one-fourth corner of Section 10, Township 41 South, Range 11 East of the Willamette Meridian; thence North 00 deg. 02' 50" East 2643.30 feet to the intersection of the county road from the South and East marking the Southeast corner of said section 3; thence North 07 deg. 40' 53" West 871.59 feet to a point on the Westerly right-of-way line of the U.S.B.R. D-13 Lateral marking the true

point of beginning of this description; thence North 02 deg. 52' 10" East along the Westerly right-of-way line of said lateral 290.40 feet; thence North 87 deg. 07' 50" West perpendicular to said right-of-way line 150.00 feet; thence South 02 deg. 52' 10" West parallel to the said right-of-way line 290.40 feet; thence South 87 deg. 07' 50" East 150.00 feet to the true point of beginning

AND ALSO EXCEPTING THEREFROM a triangular piece of land in the E $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 3 and more particularly described as follows:

Beginning at the Northeast corner of the SE $\frac{1}{4}$ of Section 3; thence South on the section line between Sections 2 and 3 to the Southeast corner of Section 3; thence West 125 feet; thence Northeasterly to the place of beginning.

ALL SUBJECT TO:

1971-72 taxes; easements and rights of way of record or apparent on the land; and all contracts, water right, proceedings, taxes and assessments for irrigation or drainage purposes.

To have and to Hold the above described and granted premises unto the said Grantees, as tenants by the entirety, their heirs and assigns forever.

And Grantors hereby covenant to and with Grantees and the heirs of the survivor and their assigns, that Grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances, except those above stated, and that Grantors 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, stated in terms of dollars, is \$80,000.00.

IN WITNESS WHEREOF, the grantors have executed this instrument on the 24th day of March, 1972.

Charles G. Duncan
Charles G. Duncan

Leone M. Duncan
Leone M. Duncan

STATE OF OREGON)
County of Klamath) ss

On this 24th day of March, 1972, before me, Wilbur O. Brickner, a Notary Public for Oregon, personally appeared the above named Charles G. Duncan and Leone M. Duncan, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Wilbur O. Brickner
Notary Public for Oregon
My comm. expires Oct. 29, 1975

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STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 6th day of June A.D., 1980 at 3:35 o'clock P M., and duly recorded in Vol. M80 of Deeds on Page 10387.

FEE \$7.00

WM. D. MILNE, County Clerk
By Bernice W. Hetch Deputy

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