

87074

T/A 38-21986-M

WARRANTY DEED (INDIVIDUAL) Vol. 80 Page 13373

PATRICK J. PATZKE and ANNIE J. PATZKE, Husband and Wife

GORDON GENE CULVER and SHARON D. CULVER, Husband and Wife

of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as shown on attached 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 \$ 42,000.00

Dated this 17th day of July, 19 80.

Patrick J. Patzke
PATRICK J. PATZKE
Annie J. Patzke
ANNIE J. PATZKE

STATE OF OREGON, County of Klamath) ss.

On this 17th day of July, 19 80 personally appeared the above named Patrick J. Patzke and Annie J. Patzke and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Barlene P. Addington
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. & MRS. GORDON G. CULVER
7820 Reeder Road
KLAMATH FALLS, OREGON 97601

TALES: Dept. of Veterans Affairs
1225 Penn St. S.E.
SALEM, OREGON 97310

Form No. 0-960
(Previous Form No. TA 16)

STATE OF OREGON,

) ss.

County of _____)

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

EXHIBIT "A"

A parcel of land situated in the South one-half of the Southeast one-quarter of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

13374

Beginning at a point on the centerline of the A-7 a lateral and the South line of said Section 19, from which the Southeast corner of said Section 19 bears North 89° 44' 51" East 1314.35 feet; thence from said point of beginning South 89° 44' 51" West along the South line of said Section 19, 1245.55 feet to a $\frac{1}{4}$ " iron pin which is located 115.00 feet East, measured at right angles from the centerline of The U.S.B.R. "C" Canal, South Branch; thence North 14° 19' 00" East parallel to and 115.00 feet Easterly, measured at right angles, to the centerline of said "C" Canal 1002.73 feet to a $\frac{1}{4}$ " iron pin; thence North 87° 15' 00" East 722.76 feet to a $\frac{1}{4}$ " iron pin; thence South 00° 06' 00" West 742.64 feet to a $\frac{1}{4}$ " iron pin witness corner; thence continuing South 00° 06' 00" West 12.91 feet to the centerline of the A-7a lateral; thence Southeasterly along the centerline of said A-7a lateral the following five bearings and distances: South 61° 25' 00" East 163.21 feet, South 55° 59' 00" East 48.26 feet, South 39° 02' 00" East 27.03 feet, South 28° 22' 00" East 98.88 feet, South 42° 42' 00" East 43.73 feet to the point of beginning.

SUBJECT TO: 1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath irrigation District.
2. 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."

3. By an instrument recorded in Book 42 at page 572, page 639, there was an acceptance of the terms and conditions of the Reclamation Extension Act.

4. Rights of the public in and to any portion of the above described property lying within the boundaries of roads or highways.

5. As disclosed by the assessments 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.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record at request of Transamerica Title Co.
his 18th day of July A. D. 1980 at 11:30 o'clock AM., and
fully recorded in Vol. M80, of Deeds on Page 13373

Wm D. MILNE, County Clerk

By Bernetha A. Detach

Fee \$7.00