

87255

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TA 38-2186-40 -WARRANTY DEED-

TOM NONELLA, Grantor, conveys and warrants to JOHNNIE L. WELLONS, SR. Grantee, as to an undivided one-half interest, and MURRY O. WESLEY, SR., Grantee, as to an undivided one-half interest in the following described real property situate in Klamath County, Oregon, as tenants in common, free of all encumbrances, except as specifically set forth herein:

A portion of the NE $\frac{1}{4}$ of Section 7, Township 37 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at the Southwest corner of the NE $\frac{1}{4}$ of said Section 7; thence North 89°36'25" East along the center line of said Section 1494.98 feet to a 5/8" iron pin; thence North 00°30'24" East 357.67 feet to a 5/8" iron pin on the Southerly right of way line of Oregon Highway #140; thence North 56°00'00" West along said right of way line 237.70 feet to a 1/2" iron pin; thence South 34°00'00" West 300 feet to a 1/2" iron pin; thence North 56°00'00" West a distance of 450 feet to a 1/2" iron pin; thence North 34°00'00" East 300 feet to a 1/2" iron pin on the Southerly right of way line of Oregon Highway #140; thence North 56°00'00" West along said right of way line 642.31 feet to a 1/2" iron pin; thence South 89°37'09" West 397.51 feet to a 1/2" iron pin; thence South along the West line of said NE $\frac{1}{4}$ 657.35 feet to the point of beginning.

SUBJECT TO AND EXCEPTING:

(1) Rights of the public in and to any portion of said premises lying within the limits of roads and highways; (2) Reservations of 1/2 interest in mineral rights, as reserved in Deeds recorded in Book 47 at page 391 and Book 85 at page 248, Deed Records; (3) As disclosed by the assessment and tax roll, the premises herein have been specially assessed as 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; This property is sold as farm use and grantor assumes no responsibility no responsibility for any other use or attempted use of the land; (4) Reservations, restrictions, easements and rights of way of record and those apparent upon the land.

The true and actual consideration for this transfer is Ten Thousand and No/100ths (\$10,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to Grantee at: 131 E. 112th St., Los Angeles, California 90061.

DATED this 17th day of July, 1980.

TOM NONELLA,

X By: Richard Nonella
His Attorney-in-Fact

REC: 70 GRANTEES
131 E. 112th St.
LOS ANGELES, CALIF.
90061

WILLIAM P. BRANDSNESS
A PROFESSIONAL CORPORATION
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

1. WARRANTY DEED

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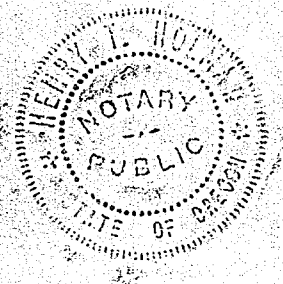
STATE OF OREGON

County of KLAMATH

ss. July 17, 1980.

13670

Personally appeared the above-named BARBARA NONELLA, who, being sworn, stated that she is the Attorney-in-Fact for TOM NONELLA, and that she executed the foregoing instrument by authority of and in behalf of said principal and she acknowledged said instrument to be the act and deed of said principal. Before me:



Henry J. Hulme
Notary Public for
My Commission expires: 11/21/83

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 22nd day of July A. D. 19 80 at 3:58 o'clock P. M., and
July recorded in Vol. M80, of Deeds on Page 13669

Fee \$7.00

Wm D. MILNE, County Clerk
By Bernetha J. Hetsch

WILLIAM P. BRANDSNESS
A PROFESSIONAL CORPORATION

ATTORNEY AT LAW

411 PINE STREET

KLAMATH FALLS, OREGON 97601

2. WARRANTY DEED