

11/10/80 87637

WARRANTY DEED—STATUTORY FORM
CORPORATE GRANTOR

Vol. 1780 Page 14267

Realty Investment Corp.

duly organized and existing under the laws of the State of Washington a corporation
warrants to Gary D. Philfer and Sally M. Philfer, husband and wife, Grantee,
the following described real property free of encumbrances except as specifically set forth herein situated in
Klamath County, Oregon, to-wit: All that portion of the SE 1/4 SE 1/4 of Section 4, Township 39 South,
Range 11 East of the Willamette Meridian, in the County of Klamath State of Oregon, lying Westerly of the centerline of an existing
road, said tract of land described as follows:

Beginning at a point on the North line of the SE 1/4 SE 1/4 and the
centerline of said existing road, from which the Southeast corner of
said Section 4 is South 21° 43' 30" East 701.00 feet and South 38° 01' 20"
East 807.44 feet; thence Westerly to the Northwest corner of said
(for continuation of this deed see reverse side of this document)

The said property is free from all encumbrances except as noted of record as of the date
of this deed and those apparent upon the land, if any, as of the date of
this deed;

The true consideration for this conveyance is \$18,500.00 (Here comply with the requirements of ORS 93.030)

Done by order of the grantor's board of directors with its corporate seal affixed on October 31, 1978.

REALTY INVESTMENT CORP.

(CORPORATE SEAL)

By Ralph V. Anderson President

By Al November Secretary

STATE OF OREGON, County of

Personally appeared Ralph V. Anderson as:

who, each being first duly sworn, did say that the former is the president and that the latter is the secretary of Realty Investment Corp.

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.

(OFFICIAL SEAL)

Before me: W. Darlene S. Addington
Notary Public for Oregon; My commission expires: 9-22-81

WARRANTY DEED

GRANTOR
GRANTEE
GRANTEE'S ADDRESS, ZIP

After recording return to:
Mrs. Mrs. Gary D. Philfer
P.O. Box 122
RONANZA, OREGON 97623

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements
shall be sent to the following address:

NAME, ADDRESS, ZIP

to STATE OF OREGON, ss.

County of
I certify that the within instru-
ment was received for record on the
day of 19,
at o'clock M., and recorded
in book on page or as
file/roll number
Record of Deeds of said County.
Witness my hand and seal of
County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

By Recording Officer
Deputy

14268

14268

SE 1/4 SE 1/4; thence Southerly to the Southwest corner of said SE 1/4 SE 1/4; thence Easterly along the South line of said Section 4 to a point on the centerline of said existing road; said point being Westerly 1.1 feet, more or less, from the Southeast corner of said Section 4; thence Northwesterly along the centerline of said existing road to the point of beginning; with bearings based on survey No. 1547 as recorded in the office of the Klamath County Surveyor. Subject, however, to the following:

1. 1978-79 taxes, a lien in an amount to be determined, but not yet payable.

2. As disclosed by the assessment 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.

3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Horsefly Irrigation District.

4. An easement created by instrument, including the terms and provisions thereof,

Dated : November 7, 1931
 Recorded : December 8, 1931 Book: 96 Page 369
 In favor of : Pacific Power and Light Company
 For : Electric transmission line across SE 1/4 SE 1/4 of Section 3.

5. An easement created by instrument, including the terms and provisions thereof,

Dated : April 6, 1978
 Recorded : April 7, 1978 Book M-78 Page 6692
 In favor of : All future property owners
 For : Ingress and egress (covers additional property)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.
 his 31st day of July A. D. 1980 at 3:51 P. M., or

July recorded in Vol. M80, of Deeds 225 on Page 14267

Wm D. MILNE, County Clerk

Bernetha H. Helich

Fee \$7.00

County of Klamath
 I certify that the within instrument has been received for record on this day of July 1980
 at 3:51 P. M.
 and recorded on page 14267 of Volume M80 of the Deeds of this County.
 Witness my hand and seal of Office this 31st day of July 1980
 Wm D. Milne
 County Clerk
 Deputy

After execution of this document, the undersigned shall be deemed to have been duly notified of the recording of this instrument.