

WARRANTY DEED



KNOW ALL MEN BY THESE PRESENTS, That Wayne N. Horton & Shirley Y. Horton, husband and wife, James H. Patton, and Peter Janelli, Jr. & Eva Janelli, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Klamath County, hereinafter called 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:

A tract of land located in the SE 1/4 SW 1/4 of Section 22 Township 39 South, Range 9 E.W.M., more particularly described as follows: Commencing at the Southwest corner of Section 22; thence South 88°35'22" East along the South boundary of Section 22, 1337.30 feet to a 5/8 inch iron pin; thence North 00°08'23" East 1329.11 feet to a 5/8 inch iron pin for the true point of beginning of this description; thence North 00°08'23" East 6.69 feet to a 5/8 inch iron pin at the Northwest corner of the SE 1/4 SW 1/4 of Section 22; thence South 88°54'32" East along the North boundary of the SE 1/4 SW 1/4 of Section 22, 1079.69 feet to a 5/8 inch iron pin located on the Southwesterly boundary of Spring Lake Road; thence South 83°32'11" East along said road boundary, 25.24 feet to a 5/8 inch iron pin; thence South 88°54'26" West along an existing fence line, 34.95 feet to a 5/8 inch iron pin; thence North 88°04'30" West along an existing fence line 1059.11 feet to the true point of beginning, containing 0.363 acres, more or less.

The basis of bearing for this description is Survey No. 3217 on file in the office of the Klamath County Surveyor. (See reverse side of deed for continuation.)

(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

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 \$ 1,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (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 day of July, 1980; 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.

(If executed by a corporation, affix corporate seal)

Wayne N. Horton

Shirley Y. Horton

Eva Janelli

James H. Patton

STATE OF OREGON,

County of Klamath ss.
JULY 31, 1980

Personally appeared the above named WAYNE N. HORTON, SHIRLEY Y. HORTON & JAMES H. PATTON

and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

Before me

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: March 4, 1984

STATE OF OREGON,

STATE OF OREGON,

County of Klamath ss.
August 6, 1980

Personally

and that the seal of said corporation, half of said corporation, them acknowledged

Before me

Notary Public for Oregon

My commission

Personally appeared the above named Peter Janelli, Jr. and Eva Janelli

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 2/13/84

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Francis Roberts, County Engineer's Office

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of ss.

I certify that the within instrument was received for record on the day of 1980, at o'clock M., and recorded in book/reel/volume No. on page or as document/fee/tile/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By, duty

14855

Subject to the following:

1. Acreage and use limitations under provision of United States statutes and regulations issued thereunder.

2. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith.

3. Rights of the public in any portion of the herein described premises lying within the limits of any road or highway and any rights of way for utilities

4. Avigation and Hazard Easement, including the terms and provisions thereof, given by Wayne N. Horton, et al., to City of Klamath Falls dated November 13, 1978, recorded November 28, 1978, Vol. M78, Page, 26690, Deed Records of Klamath County, Oregon;

Grantor is hereby covenanted to the above granted premises free from all encumbrances and said grantor hereby covenants to and with said grantees and grantees' heirs, successors and assigns to hold the same unto the said grantees and grantees' heirs, successors and assigns to have and to hold the same unto the said grantees and grantees' heirs, successors and assigns to the said grantor hereunto containing description on reverse side.

STATE OF OREGON: COUNTY OF KLAMATH; 83

led for record or request of _____
 8th day of August A. D. 1980 at 12 o'clock P. M., and

00,000. [2 21 27 High to 2781 (Vol M80) 1981] Deeds on Page 14854

Wm D. MILNE, County Clerk
By Bertha A. Hetch
Fee \$7.00

1. The instrument was executed this instrument this day of JULY 1964.

Peter Gangel, Jr.
 David N. Norton
 Shirley Y. Norton
 Eva Gangel

STATE OF OREGON, County of _____
Personally appeared _____

FILED
JUN 10 1968
CLERK OF DISTRICT COURT
PORTLAND, OREGON

each for himself and not one for the other. And yet that is the
 the only way to get the best of the other and that is the
 the only way to get the best of the other and that is the

[illegible]

[Faint, illegible handwritten notes]

My commission expires:

W02780 30 73 172

County of _____

I certify that the within instrument was recorded for record in this _____ day of _____ 19____

at _____ in _____

in book _____ volume No. _____

see a document for the _____ instrument in which the _____ record of deeds of said county.

Witness my hand and seal of _____ county aforesaid _____

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Francis Roberts, County Engineer,

...in the ... of the ... and the ... of ...

016-232-0728-2315