

1-1-74

WARRANTY DEED

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88496

KNOW ALL MEN BY THESE PRESENTS, That Eric A. Westin and Joan C. Rodrick, who acquired title as Joan C. Westin hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jesse L. Van Meter, 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 situated in W1/2 of the SE1/4 of Section 17, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the West Line of the SE1/4 of said Section 17 which is North 00°07'58" East 570.00 feet from a brass cap monument marking the S1/4 corner of said Section 17; thence South 89°52'02" East 30.00 feet to a 5/8 inch iron pin; thence continuing South 89°52'02" East 1272.74 feet to a 5/8 inch iron pin; thence continuing South 89°52'02" East 30.00 feet to the East line of the W1/2 of the SE1/4 of said Section 17; thence North 00°07'21" East along said East line 260.00 feet; thence North 89°52'02" West 30.00 feet to a 5/8 inch iron pin; thence continuing North 89°52'02" West 1272.70 feet to a 5/8 inch iron pin; ~~thence continuing North 89°52'02" West 1272.70 feet to a 5/8 inch iron pin;~~ thence continuing North 89°52'02" West 30.00 feet to the West

(CONTINUED ON REVERSE)

(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 \$33,500.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 13th day of August, 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)

Eric A. Westin  
Joan C. Rodrick

STATE OF CALIFORNIA

COUNTY OF Placer

On this 13th day of August in the year one thousand nine hundred and 80, before me, undersigned, a Notary Public, State of California, duly commissioned and sworn, personally appeared Eric A. Westin and Joan C. Rodrick

known to me to be the person S whose name subscribed to the within instrument and acknowledged to me that he y executed the same.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal in the Placer County of the day and year in this certificate first above written.



Kim G. Neeley  
Notary Public, State of California

My commission expires March 2, 1984

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Cowdery's Form No. 32 — Acknowledgement — General (C. C. Sec. 1190a)

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jesse L. Van Meter  
Route 2 Box 699 B  
Klamath Falls, Or. 97601

NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

day of \_\_\_\_\_, 19\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
in book/reel/volume No. \_\_\_\_\_ on  
page \_\_\_\_\_ or as document/fee/file/  
instrument/microfilm No. \_\_\_\_\_  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

NAME

TITLE

By \_\_\_\_\_ Deputy

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15625

line of the SE1/4 of said Section 17; thence South 00°07'58" West 260.00 feet to the point of beginning.

EXCEPTING THEREFROM that parcel of land described in the deed to Eric A Westin and Joan C. Westin recorded September 20, 1974 in Volume M74 at Page 12436 in the Klamath County Microfilm Records.

SUBJECT TO:

1. 1980-81 taxes, a lien in an amount to be determined, but not yet payable.
2. Regulations of Klamath Irrigation District.
3. The rights of the public in and to any portion of the above property lying within the limits of public roadways.
4. The interest of United States of America in irrigation canal, drainage ditches and borrow pits as set forth in deed recorded in Volume 23, page 397 and 405, Klamath County Deed Records.
5. Covenants, easements and restrictions, imposed by instrument recorded May 30, 1973 in Volume M73, page 6499, Klamath County Microfilm Records.
6. Well Agreement including maintenance and easement rights as recorded February 26, 1974 in Volume M74, page 2756, Klamath County Microfilm Records.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Frontier Title Co.

this 19th day of August A. D. 19 80 at 10:34 clock A. M., in

fully recorded in Vol. M80, of Deeds on Page 15624

Wm D. MILNE, County Clerk

By Bernice A. Shetch

Fee \$7.00