

ANDREW V. JONES AND JENEANE M JONES, husband and wife

WILLIAM S. OPPELT AND FLORENCE R. OPPELT, husband and wife, hereinafter called grantor, convey(s) to

of Klamath State of Oregon, described as:

A portion of the W $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 33, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows; Beginning at a point on the South line of the NW $\frac{1}{4}$ of Section 33 Township 39 South, Range 8 East of the Willamette Meridian, which is 89° 39' East 30 feet from the quarter section corner common to Section 32 and 33; thence North 0° 06' East 1330 feet to the South line of the Klamath Falls-Ashland Highway; thence along said South line North 72° 19' East 305 feet; thence South 0° 06' West 1420.7 feet; thence South 89° 39' West 290.6 feet to the place of beginning

Subject to:

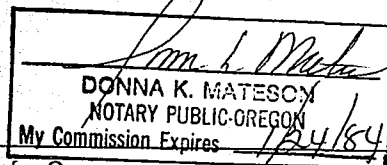
- 1) Regulations of Emmitt District Improvement District
- 2) Regulations of Keno Irrigation District
- 3) Real property taxes for the year 1980-81 which are a lien but not yet due and payable
- 4) Mortgage dated April 9, 1975 and recorded April 15, 1975 in Book M-75 at Page 4039 which Grantees agree and assume to pay in full
- 5) This property is currently under Farm Use Assessment and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as set forth above

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 \$ 70,000.00 *Dated this 20 day of August, 19 80.Andrew V. JonesJeneane M. JonesSTATE OF OREGON, County of Klamath) ss.

Andrew V. Jones & Jeneane M. Jones August 20, 1980 personally appeared the above named instrument to be their voluntary act and deed.

Before me:



Notary Public for Oregon

My commission expires: _____

- * 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: 2 taxes
Mr & Mrs William Oppelt
P.O. Box 716
Klamath Falls Ore
97601

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record on the 20th day of August, 1980, at 3:54 o'clock P.M. and recorded in book M80 on page 15793 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Bernetha A. Hetch

Fee \$3.50

Deputy