

89487

WARRANTY DEED (INDIVIDUAL)

Vol. 178 Page 17182

JOE CHIN and MARY CHIN, husband and wife

BASIN FERTILIZER AND CHEMICAL COMPANY

, hereinafter called grantor, convey(s) to

of Klamath, State of Oregon, described as:

(See attached "Exhibit A" for legal description)

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as listed on attached "Exhibit A"

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 \$ 3,000.00.*Dated this 10th day of September, 19 80.

JOE CHIN

MARY CHIN

STATE OF OREGON, County of Klamath) ss.On this 10th day of August September 1980 personally appeared the above named Joe Chin and Mary Chin and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Sharon K. Green

Notary Public for Oregon

My commission expires: My Commission Expires October 11, 1981

* 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)

ChinTO
Basin Fertilizer and
Chemical CompanyAfter Recording Return to: AND SEND
TAX STATEMENTS TO:
Basin Fertilizer & Chemical Co.
P. O. Box 461
Merrill, Oregon 97633

STATE OF OREGON,)

) ss.

County of _____)

I certify that the within instrument was received for record
on the _____ day of _____, 19____,
at _____ o'clock _____ M. and recorded in book _____
on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By _____

Deputy

Legal Description:

A tract of land situated in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 7, Township 41 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the East quarter corner of said Section 7; thence Northerly along the East line of said Section 7, 416.7 feet to the intersection of the Southerly right of way line of the Southern Pacific Railroad; thence Westerly along said right of way line 218 feet; thence Southerly parallel to the East line of said Section 7, 157.5 feet to the true point of beginning; thence Westerly, parallel to the Southerly right of way line of said railroad to the North-easterly right of way line of Drain Canal No. 8; thence Southerly and Easterly along the Northeastly line of Drain Canal No. 8 to the Westerly right of way line of the County Road; thence Northerly along the West right of way line of the County Road to a point that lies South 200 feet from the Southerly right of way line of the railroad; thence Westerly parallel to the Southerly right of way of the railroad, a distance of 218 feet; thence North 60.5 feet to the point of beginning.

Subject to:

1. Taxes for the year 1980-81 are now a lien but not yet payable.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
3. Reservations in United States Patent to James F. Adams recorded November 10, 1896 in Volume 10 at page 293, Deed Records of Klamath County, Oregon.
4. By an instrument recorded March 27, 1942 in Book 146 at page 247, Deed Records, California Oregon Power Company, a corporation, was granted an easement for the over-hang of electric transmission lines, etc., together with the right to trim tree growth, etc., and a right of ingress and egress over and across a portion of the within described property.
5. 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.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 11th day of September A.D., 1980 at 11:01 o'clock A M., and duly recorded in Vol M80 of Deeds on Page 17182.

FEE \$7.00

WM. D. MILNE, County Clerk

By Bernetha A. Hetch Deputy