

89913

KNOW ALL MEN BY THESE PRESENTS, That MARJORIE E. YENCER, VIOLA M. ATKINS, and ARTHUR V. PETERSON, each as to an undivided 1/3 interest, as tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by and DIXIE R. CONDLEY, husband and wife, 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:

That portion of the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point South 0° 7' East 200 feet of a point 20 feet West and 22.4 feet South of a point marked by a 1" iron pipe in the South line of the Oregon California and Eastern Railroad right of way, 16.3 feet West and 540 feet North 0° 15' West of the Northeast corner of the SW $\frac{1}{4}$  of Section 3, Township 39 South, Range 9 East of the Willamette Meridian; thence South 89° 53' West 331.8 feet; thence South 28° 48' East 114.1 feet; thence North 89° 53' East 277.2 feet; thence North 0° 7' West 100 feet to the point of beginning, in Klamath County, Oregon.

(continued on the reverse side of this deed)

(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 except as stated on the reverse side of this deed or those apparent upon the land, if any, as of the date of this deed

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 \$ 20,000.00

In construing this deed and where the provisions hereof apply equally to corporations and to individuals. 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 8th day of September, 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)

STATE OF ~~OREGON~~ IDAHO } ss.  
County of ~~Bingham~~ Bingham }  
September 8, 1980

Personally appeared the above named VIOLA M. ATKINS and ARTHUR V. PETERSON, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *[Signature]*  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: *[Signature]*

Marjorie E. Yencer, Viola M. Atkins, & Arthur V. Peterson c/o Viola M. Atkins, Route 3, Box 21, Blackfoot, Idaho 83221

Mr. & Mrs. Howard S. Condley  
4019 Delaware  
Klamath Falls, OR 97601

After recording return to:  
SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

ST

STATE OF ARIZONA

County of *Maricopa*  
9-11, 1980.

Personally appeared the above named MARJORIE E. YENCER, and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: *[Signature]*  
(OFFICIAL SEAL) Notary Public for Arizona  
My Commission Expires: Nov. 11, 1983

STATE OF OREGON,

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 \_\_\_\_\_ or as file/real number \_\_\_\_\_ Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED  
FOR  
RECORDER'S USE

Recording Officer  
Deputy

By

SUBJECT TO:

1. Taxes for the fiscal year 1980-1981, a lien, not yet due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
4. Assessments, if any, due to the City of Klamath Falls for water use.
5. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
6. Reservations and restrictions as contained in instrument recorded in Volume 80, page 591 and in Volume 86, page 242, Deed Records of Klamath County, Oregon, including but not limited to the following:

"Except rights of way, if any, heretofore conveyed to the United States for canals, ditches or laterals for irrigation or drainage and maintenance charges or liens for water or drainage of the Klamath Irrigation District. The right is hereby reserved to enter upon, construct and maintain irrigation ditches for the purpose or conveying irrigation water along the property lines of the above described property."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record at request of Mountain Title Co.

this 19th day of September A. D. 1980 at 2:52 o'clock P.M.

uly recorded in Vol. MS0, of Deeds on Page 17854

Wm D. MILNE, County Clerk

By Bernethand Deloch

Fee \$7.00