

90121

## WARRANTY DEED (INDIVIDUAL)

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18216

BENJAMIN D. MORRISON AND MARTHA D. MORRISON

HENRY J. ELISALDA

, hereinafter called grantor, convey(s) to

of KLAMATH

, State of Oregon, described as:

all that real property situated in the County

The Southeast corner of the NW $\frac{1}{4}$ SW $\frac{1}{4}$  Section 7, Township 38 South, Range 11 East of the Willamette Meridian, lying Southeast of and adjacent to Highway #140 in the County of Klamath, State of Oregon  
RESERVING UNTO GRANTOR: \*\*

## SUBJECT TO:

- 1) Taxes for the year 1980-81, a lien not yet payable.
- 2) rights of the public in and to any portion of said premises lying within the limits of roads and highways.
- 3) 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 year in which this special assessment was in effect for the land.
- \*\* a 30 foot easement along the South boundary for ingress and egress.
- 4) An easement created by instrument including the terms and provisions thereof recorded May 13, 1949 in Book 185, pg 231 in favor of The California Oregon Power Company for Pole line.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as above shown

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 \$ 1200.00 .\*

Dated this 25 day of August, 1980.

Benjamin D. Morrison  
Benjamin D. Morrison

Martha D. Morrison  
Martha D. Morrison

STATE OF OREGON, County of Klamath ) ss.

August 25<sup>th</sup>, 1980 personally appeared the above named Benjamin D. Morrison and Martha D. Morrison and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Shirley J. Branch  
Notary Public for Oregon

My commission expires: July 19 1983

- \* 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)

MORRISON

TO

ELISALDA

After Recording Return to: & Taxes To:  
Henry J. Elisalda  
P. O. Box N  
Klamath Falls, OR 97601

STATE OF OREGON, )

County of Klamath ) ss.

I certify that the within instrument was received for record on the 23rd day of September, 1980 at 12:08 o'clock P.M. and recorded in book M30 on page 18216 Records of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk

Title

By Bernetha A. Heloich

Deputy