

91936

WARRANTY DEED (INDIVIDUAL)

Vol. 30 Page 21141

PATRICK N. SMITH and MAXINE M. SMITH, husband and wife

JESSE RUBIN LA DELLE, JR. and BERNITA ANN LA DELLE, husband and wife

of Klamath, State of Oregon, described as: all that real property situated in the County

SEE ATTACHED EXHIBIT "A"

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except SEE 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 \$ 57,000.00 *Dated this 29th day of October, 19 80.

Patrick N. Smith
Maxine M. Smith

STATE OF OREGON, County of Klamath) ss.On this 30th day of OctoberPatrick N. Smith and Maxine M. Smith, 1980 personally appeared the above named instrument to be their voluntary act and deed. and acknowledged the foregoing

Before me:

Susan C. Patke
Notary Public for OregonMy commission expires: 11-2-82

- * 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: &
Tax Statements to:

Mr. & Mrs. Jesse Rubin LaDelle, Jr.
 13880 Spring Lake Rd.
 Klamath Falls, Oregon 97601

STATE OF OREGON,)

County of _____) ss.

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 _____ Title _____ Deputy _____

80 OCT 31 AM 11 12

The East 295 feet of the following described real property in the County of Klamath, State of Oregon:

A parcel of land situate in the N $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 10, Township 40 South, Range 9 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the Northeast corner of the N $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 10, said point being in the centerline of the County Road; thence South 89° 45' 43" West, 1000.15 feet to a 5/8 inch iron pin in the centerline of a drain ditch; thence along the drain ditch, South 16° 34' 00" West, 70.04 feet; thence continuing along said ditch, South 07° 18' 08" East 223.92 feet; thence continuing along said ditch, South 07° 13' 15" West 44.56 feet to a 5/8 inch iron pin on the South line N $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 10; thence leaving said ditch North 89° 45' 19" East, 996.96 feet to the Southeast corner N $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$; thence North 00° 03' 04" East, along the East line of said Section 10, 333.32 feet to the point of beginning.

EXCEPTING THEREFROM the Easterly 30.00 feet lying within the County Road and ALSO EXCEPTING THEREFROM a 30 foot strip along the North boundary for ingress and egress purposes.

Subject to:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District.

Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District."

3. Easement for irrigation ditch as set out in agreement between Eliza M. Quimby and J.C. Ferguson, dated June 5, 1912, recorded June 5, 1912 in Volume 37 at page 322, Deed Records.
4. Acceptance of terms and conditions of Reclamation Extension Act of August 13, 1914, executed by James W. Jory to United States recorded October 31, 1914 in Volume 42 at page 592, Deed Records.
5. Release of damage occasioned by overflow or seepage of water of Melhase-Ryan Sump, executed by Thomas G. Quimby and Stella May Quimby, to Klamath Irrigation District, dated June 25, 1924, recorded July 7, 1924 in Volume 64 at page 291, Deed Records.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 31st day of October A.D., 19 80 at 11:12 o'clock A M., and duly recorded in Vol. M80 of Deeds on Page 21141.

FEE \$7.00

WM. D. MILNE, County Clerk

By Bernetha J. Nelson Deputy