

93117

T/A # M-38-228 Vol. 91180 Page 23160
WARRANTY DEED (INDIVIDUAL)

WILBUR O. HUNT and HAZEL HUNT, husband and wife

CHARLES R. BALDAUF and CHRISTINE M. BALDAUF, hereinafter called grantor, convey(s) to
of Klamath, State of Oregon, described as: all that real property situated in the County

A parcel of land situated in the SE $\frac{1}{4}$ of Section 32, Township 40 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon and being more particularly described as follows: Beginning at a 5/8 inch iron pin marking the Northwest corner of said SE $\frac{1}{4}$; thence South 89° 25' 58" East along the North line of said SE $\frac{1}{4}$, 609.04 feet to a 5/8 inch iron pin; thence leaving said North line and running South, 1334.45 feet to a 5/8 inch iron pin on the South line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 32; thence North 89° 46' 23" West, on said South line 401.66 feet to a 5/8 inch iron pin; thence leaving said South line, South, 208.71 feet to a 5/8 inch iron pin; thence West 208.92 feet to a 5/8 inch iron pin on the West line of said SE $\frac{1}{4}$; thence North 00° 03' 30" East along said West line 1547.62 feet to the point of beginning.

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 \$ 150,000.00.

Dated this 24th day of November, 19 80.

Wilbur O. Hunt
Hazel Hunt

STATE OF OREGON, County of Klamath) ss.

on the 24th day of November 19 80 personally appeared the above named
Wilbur O. Hunt and Hazel Hunt, husband and wife and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Marlene T. Addington
Notary Public for Oregon
My commission expires: 3-22-81

- 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:

Mr. & Mrs. Charles R. Baldauf
6046 Palau St., Cypress, Calif. 90630

Tapes To:

Dept. of Veterans' Affairs
1225 Ferry, S.E.
Salem, OR 97310

Form No. 0-960
(Previous Form No. TA 16)

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

EXHIBIT "A"

SUBJECT TO:

1. The rights of the public in and to that portion of the above property lying within the limits of roads or highways.
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 M70 at page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District."
3. An easement created by instrument, including the terms and provisions thereof, dated August 31, 1973, recorded September 11, 1973 in Book M-73 at page 12219, in favor of Klamath Basin Improvement District, for a 50 foot wide drainage canal.
4. An easement created by instrument, including the terms and provisions thereof, dated August 29, 1977, recorded November 14, 1977 in Book M-77 at page 21912, in favor of Pacific Power & Light Company, for a 10 foot wide electric transmission line easement.
5. Mortgage, including the terms and provisions thereof, recorded April 6, 1978 in Book M-78 at page 6648, in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs, which Mortgage the Grantees herein assume and agree to pay according to the terms contained therein.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Company

this 28th day of November A. D. 1980 at 3:40 o'clock P M., and

duly recorded in Vol. M-80, of Deeds on Page 23100

W. D. MILNE, County Clerk

By Jacqueline J. Mettee

Fee \$7.00