

94406

WARRANTY DEED (INDIVIDUAL)

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RONALD JEAN LEGGET AND DONALD JAMES LEGGET

, hereinafter called grantor, convey(s) to

ROSS LOVELAND JR. AND CAROLYN SUE LOVELAND, husband and wife

all that real property situated in the County

of KLAMATH, State of Oregon, described as:

PARCEL 1 and PARCEL 2 of that CERTAIN PROPERTY MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED THERETO AND MADE A PART HEREOF AND BEING A PORTION OF SECTIONS 34 and 35 TOWNSHIP 33 SOUTH, RANGE 7½ EAST OF THE WILLAMETTE MERIDIAN,

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) Rights and Reservations of the UNITED STATES as set forth in Patent from U.S.A. to Ed Niepath, recorded May 1, 1929 in Vol 87 page 120 of Deeds.
 - 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 years in which this special assessment was in effect for the land.
 - 5) Rights of the public and of governmental bodies in that portion of the above described property lying below the high water mark of Wood River and the Ownership of the state of Oregon in that portion lying below the high water mark.
- and covenant(s) that grantor is the owner of the above described property free of all encumbrances except AS SHOWN ABOVE.

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 \$ 132,000.00 *

**

Dated this 19th day of November, 1980.

Ronald Jean Legget
RONALD JEAN LEGGET

Donald James Legget
DONALD JAMES LEGGET

STATE OF OREGON, County of APC 03050 ss. Michael Harmon

This 19th day of November, 1980 personally appeared the above named RONALD JEAN LEGGET and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

MICHAEL HARMON, LT 197-48-1834

Notary Public for Oregon, USA.

My commission expires: INDEX

- * 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 Ross Loveland, Jr
Rt 5 Box 1412
Klamath Falls, OR 97601
Send taxes:
same

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

A parcel of land situated in Sections 34 and 35, Township 33 South, Range 7½ East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of NW¼ of NW¼ of Section 35, Township 33 South, Range 7½ East of the Willamette Meridian; thence South 7.64 chains; thence West in a straight line to the water edge of Wood River on the near side; thence upstream along said water edge of Wood River to North boundary of Lot 9 of Section 34 said Township and Range; thence East to the point of beginning.

EXCEPTING THEREFROM a portion of the NW¼ of Section 35 and the NE¼ of Section 34, Township 33 South, Range 7½ East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northeast corner of the NW¼ of the NW¼ of Section 35, Township 33 South, Range 7½ East of the Willamette Meridian; thence South 89° 45' 11" West, along the North line of said Section 35, a distance of 1328.40 feet more or less to the Northwest corner of said Section 35; thence South 89° 52' 28" West, along the North line of Section 34, Township 33 South, Range 7½ East of the Willamette Meridian, a distance of 379.40 feet; thence South 00° 07' 32" East, a distance of 30.00 feet; thence North 89° 52' 28" East, on a line parallel to and 30.00 feet distant from the North line of said Section 34, a distance of 379.50 feet more or less to a point on the East line of said Section 34; thence North 89° 45' 11" East, on a line parallel to and 30.00 feet distant from the North line of said Section 35, a distance of 1328.44 feet more or less to a point on the East line of the NW¼ of the NW¼ of said Section 35; thence North along the East line of the said NW¼ of the NW¼ a distance of 30.00 feet to the point of beginning.

PARCEL 2

A parcel of property located in the NE¼ of the NW¼ of Section 35, Township 33 South, Range 7½ East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning on the West line of the NE¼ of the NW¼ of Section 35, Township 33 South, Range 7½ East of the Willamette Meridian, said point of beginning being South, a distance of 30.00 feet from the Northwest corner of said NE¼ of the NW¼; thence South 00° 09' 55" East, along the Westerly line of said NE¼ of the NW¼, a distance of 229.5 feet; thence North 89° 45' 11" East parallel with the North line of said NE¼ of the NW¼, a distance of 259.04 feet more or less to a point on the Westerly right of way line of highway #62; thence Northwest along said right of way line, a distance of 240.95 feet, more or less to a point 30.00 feet Southerly from the North line of the NE¼ NW¼ when measured at right angles to the North line of said NE¼ of the NW¼; thence South 89° 45' 11" West, on a line parallel to and 30.00 feet distant from the North line of said NE¼ of the NW¼, a distance of 185.6 feet more or less to the point of beginning.

STATE OF OREGON,

County of Klamath } ss.

BE IT REMEMBERED, That on this 5 day of January, 1981, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Donald James Legett

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Donna K. Mateson
DONNA K. MATESON
NOTARY PUBLIC-OREGON
My Commission Expires 12/1/82

Notary Public for Oregon.

GENERAL ACKNOWLEDGMENT

STATE OF OREGON; COUNTY OF KLAMATH: ss.

I hereby certify that the within instrument was received and filed for record on the

6th day of January A.D., 1981 at 10:36 o'clock A M., and duly recorded in

Vol M81 of Deeds on page 172.

Fee \$ 7.00

EVELYN BIEHN

NOTARY PUBLIC-CLERK

By Barthold Fetsch Deputy