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TIA # M-38-23320-4
WARRANTY DEED (INDIVIDUAL)

Vol. 7181

Page 5658

EDWIN K. VIEIRA and BONNIE B. VIEIRA, husband and wife
 EDWIN J. VIEIRA and PATRICIA ANN VIEIRA, husband and wife
 hereinafter called grantor, convey(s) to
 of Klamath, State of Oregon, described as: all that real property situated in the County

The N $\frac{1}{2}$ SE $\frac{1}{4}$ and SW $\frac{1}{2}$ SE $\frac{1}{4}$ Section 23, Township 36 South, Range 11 East
 of the Willamette Meridian, in the County of Klamath, State of
 Oregon.

81 MAR 30 PM 2 03

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 \$ 60,000.00 *

Dated this 20th day of March, 19 81.

Edwin K. Vieira
Bonnie B. Vieira

STATE OF OREGON, County of Klamath) ss.

On this 27th day of March, 19 81 personally appeared the above named
Edwin K. Vieira and Bonnie B. Vieira and acknowledged the foregoing
 instrument to be their voluntary act and deed.

Before me:

Barlene V. Addington
 Notary Public for Oregon
 My commission expires: 3-22-85

- * 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

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.

 Title
 By _____ Deputy

After Recording Return to: 4 Tapes To:
Mr. & Mrs. Edwin J. Vieira
Star Route, Box 6
Beatty, Oregon 97

SUBJECT TO:

1. Rights of the public in and to any portion of said premises lying within the limits of public roads and highways.
2. Reservations, including the terms and provisions thereof, including the reservations of all subsurface rights, except water, to the heirs of Susan Hutchinson contained in Patent recorded January 3, 1958 in Book 296 at page 481, Deed Records.
3. Easement Agreement, including the terms and provisions thereof, dated February 3, 1977, recorded February 10, 1977 in Book M-77 at page 2503, Microfilm Records, by and between Millie Wilson, Individually and Timothy A. Bailey, Personal Representative of the Estate of Ronald Wilson, Deceased, Grantors to Harry E. Mitchell, husband and wife, Grantees; for the purposes of irrigation ditches and pipes across the lands of grantors and contiguous to the land of the grantees.
4. An easement created by instrument, including the terms and provisions thereof, dated August 22, 1977, recorded October 4, 1977 in Book M-77 at page 18887, in favor of Lynn Brotherton, for ingress and egress over Westerly 12 feet of NW $\frac{1}{4}$ SE $\frac{1}{4}$.
5. An easement created by instrument, including the terms and provisions thereof, dated December 15, 1972, recorded December 20, 1972 in Book M-72 at page 14656, for road and utility purpose over the South 60 feet of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 23 lying Easterly of the Sprague River Highway.
6. An easement created by instrument, including the terms and provisions thereof, dated December 20, 1977, recorded August 14, 1980 in Book M-80 at page 15375, for permanent non-exclusive easement for ingress and egress and utility purposes.
7. 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.

STATE OF OREGON,
County of Klamath)

Filed for record ~~XXXXXX~~

on this 30th day of March A.D. 19 81
at 2:03 o'clock P M, and duly
recorded in Vol. M 81 of Deeds

Page 5658

EVELYN BIEHN, County Clerk

By Hazel Unas Deputy

Fee 7.00