

97869

Vol. 81 Page

5894

Until a change is requested, all tax statements shall be sent to the following address: KLAMATH FIRST FEDERAL
540 MAIN

WARRANTY DEED

DONALD L. STEERS and HAZEL FERN STEERS, husband and wife, hereinafter referred to as Grantors, do hereby grant, bargain, sell and convey unto ROBERT H. MCPHERSON and JOYCE P. MCPHERSON, hereinafter referred to as Grantees, their heirs, successors and assigns, as tenants by the entirety, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows:

The West 1/2 of the Northwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 32, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the following:

A parcel of land in Section 32, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 32, Township 39 South, Range 10 East of the Willamette Meridian; thence East along the North line of the Northeast 1/4 of the Northwest 1/4 405.0 feet to the true point of beginning; thence East along the North line of the Northeast 1/4 of the Northwest 1/4 805.0 feet; thence South parallel to the West line of the Northeast 1/4 of the Northwest 1/4 495.0 feet; thence West parallel to the North line of the Northeast 1/4 of the Northwest 1/4 125.0 feet; thence South parallel to the West line of the Northeast 1/4 of the Northwest 1/4 825.0 feet to the South line of the Northeast 1/4 of the Northwest 1/4; thence West along the South line of the Northeast 1/4 of the Northwest 1/4 265.5 feet; thence North 58 degrees West 210.0 feet; thence North 78 degrees West 119.5 feet; thence North 85 degrees West 120.1 feet; thence North parallel to the West line of the Northeast 1/4 of the Northwest 1/4 1173.4 feet to the point of beginning.

ALSO EXCEPTING the following described property:

Begining at the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of said Section 32, Township 39 South, Range 10 East of the Willamette Meridian; thence East 405 feet; thence South 1021 feet; thence West

405 feet to the West line of the Northeast 1/4 of the Northwest 1/4; thence North 1021 feet to the point of beginning.

SUBJECT TO: (1) The rights of the public in and to that portion of the above property lying within the limits of public roadways.

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

(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.

to have and to hold the same unto Grantees, their heirs, successors and assigns forever.

Grantors hereby covenant to and with said Grantees, their heirs, successors and assigns, that they are lawfully seized in fee simple of the above-granted premises, free and clear of all encumbrances, except those noted above, and that Grantors will warrant and forever defend the above-granted premises and every part and parcel thereof against the lawful demands and claims of all persons whomsoever, except those claiming under the above-described encumbrances.

The true and actual consideration paid for this transfer is \$185,000.00.

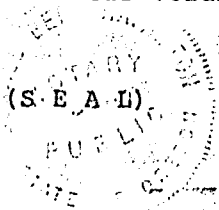
IN WITNESS WHEREOF, the Grantors have executed this instrument this ____ day of April, 1981.

X Donald L. Steers
Donald L. Steers

X Hazel Fern Steers
Hazel Fern Steers

STATE OF OREGON)
) ss.
County of Klamath)

Before me this 1st day of April, 1981, personally appeared the above-named DONALD L. STEERS and HAZEL FERN STEERS, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.



Donald Bert Hamilton
Notary Public for Oregon
My Commission Expires: 3/26/85

STATE OF OREGON; COUNTY OF KLAMATH: ss.

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

1st day of APRIL A.D., 1981 at 3:49 o'clock P M., and duly recorded in

Vol M81 of Deeds on page 5894.

Fee \$ 7.00

EVELYN BIEHN

COUNTY CLERK

By Hazel Fern Steers Deputy

Ret.
Frontier
Title