

K 34216

-WARRANTY DEED-

Vol. 781 page

6698

LINDELL E. WARNEKING and GOLDIE S. WARNEKING, husband and wife, Grantors, convey and warrant to FOTHERINGHAM BROS., a partnership, all that real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein, to-wit:

A tract of land situate in the NW 1/4 of Section 3, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point on the West line of said Section 3, said point being S. 00° 47'55" W. a distance of 2070.00 feet from the North-west corner of said Section 3; thence S. 89°12'05"E a distance of 410.32 feet; thence N. 01°48'20" E. a distance of 642.86 feet to a 5/8 inch iron rod; thence S. 88°44'25" E. a distance of 683.51 feet to a 5/8 inch iron rod at the beginning of a 63.66 foot radius curve concave to the North, the long chord of said curve bears S. 70°41'31" E. 71.10 feet; thence along the arc of said curve a distance of 75.43 feet to a point of tangency with the following course; thence N. 75°21'44"E. a distance of 143.71 feet; thence S. 78°31'46" E. a distance of 22.08 feet; thence S. 00°32'44" W. a distance of 1214.80 feet to the Southeast corner of the SW 1/4 of the NW 1/4 of said Section 3; thence N. 89°41'31" W. a distance of 1338.17 feet to the W 1/4 corner of said Section 3; thence N. 00°47'55"E. a distance of 577.39 feet to the point of beginning, containing 31.0 acres, more or less.

TOGETHER with an easement for ingress and egress for agricultural-forestry uses across a 30 foot wide strip of land situated in the NW 1/4 of Section 3, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as: Commencing at the Northwest corner of Section 3, T. 41 S., R. 10 E.W.M.; thence S. 89°31'44" E. 446.76 feet; thence S. 01°48'20"W. 30.00 feet to a 5/8 inch iron rod on the South right of way line of county road #988 (known as I.O.O.F. Cemetery Road) said point being the true point of beginning of this easements; thence S. 01°48'20" W., 1430.00 feet; thence N. 89°31'44" W., 30.00 feet; thence N. 01°48'20" E. 1430.00 feet; thence S. 89°31'44" E., 30.00 feet to the true point of beginning.

# SUBJECT TO AND EXCEPTING:

- (1) The assessment roll and the tax roll disclose that the within described premises were specifically assessed as farm land. Taxes for the year 1980-81 and possibly prior years have been deferred pursuant to ORS 308.370 to 308.403. These, plus earned interest are due and payable when said reason for the deferment no longer exists;
- (2) Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder;
- (3) Rules, regulations, liens and assessments of Klamath Basin Improvement District, and any unpaid charges or assessments in connection therewith;
- (4) Pumping Agreement, between United States of America and Alonza Storey and Lulu Storey, his wife, dated July 26, 1936, recorded July 13, 1936, in Volume 106 page 570, Deed Records of Klamath County, Oregon;
- (5) Easement, including the terms and provisions thereof, for road pur-

**WILLIAM P. BRANDSNESS**  
A PROFESSIONAL CORPORATION

ATTORNEY AT LAW

411 PINE STREET

KLAMATH FALLS, OREGON 97601

1. WARRANTY DEED

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poses from Walter Storey and Milton Kleppen and Edna Mae Kleppen to Eugene H. Taylor and Winifred V. Taylor, dated December 17, 1946, recorded May 5, 1947, in Volume 206 page 23, Deed records of Klamath County, Oregon; (6) Grant of right of way from Walter Storey, a single man, to The California Oregon Power Company, a California corporation, dated May 15, 1947, recorded May 19, 1948, in Volume 206 page 333, Deed records of Klamath County, Oregon for pole line; (7) Reservations and restrictions in Deed from Lulu Store, to Ray M. Hicks and Avilda Hicks, husband and wife, dated December 1, 1951, recorded November 15, 1963, in Volume 349 page 294, Deed records of Klamath County, Oregon, as follows: "Reserving to grantor for road purposes a 20 foot easement across the above granted premises along the Easterly side thereof; (8) Reservations, restrictions, easements, rights of way of record and those apparent upon the land.

The true and actual consideration for this transfer is Thirty Nine Thousand Three Hundred Thirty Seven and 11/100ths (\$39,337.11) DOLLARS.

Until a change is requested, all tax statements shall be mailed to Grantee at: PO Box 321 Merrill Or 97633.  
DATED this 14 day of April, 1981.

Return to  
Same as above

STATE OF OREGON }  
County of Klamath } ss. April 14, 1981.

Personally appeared the above-named LINDELL E. WARNEKING and GOLDIE S. WARNEKING, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me,

[Signature]  
Notary Public for Oregon  
My Commission expires: 8-5-83

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of \_\_\_\_\_

this 14th day of April A. D. 19 81 at 3:25 o'clock PM., and  
duly recorded in Vol. M81, of Deeds on Page 6698.

EVELYN BIEHN, County Clerk  
By [Signature]

Fee \$7.00

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2. WARRANTY DEED