

1-1-74

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That DAN W. DUNCAN and CONNIE J. DUNCAN, Husband and Wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MORRIS R. KESSLER and NEDRA E. KESSLER, Husband and Wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A portion of the $E\frac{1}{2}SW\frac{1}{4}$ of Section 33, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of the $E\frac{1}{2}SW\frac{1}{4}$ of Section 33, Township 40 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, which point is 1309 feet more or less South of the middle of the County Road known as Drazil Road, formerly Turkey Hill Road, said point is also the intersection of the West line of the $E\frac{1}{2}SW\frac{1}{4}$ and irrigation ditch running through said section; thence South along said West line of the $E\frac{1}{2}SW\frac{1}{4}$ 377 feet; thence East 692 feet more or less to the center line of irrigation ditch running through said Section 33; thence following center line of said ditch in a Northwesterly direction to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(con't. on reverse)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

except as set forth herein

and that

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ -0-

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).⁽¹⁾ (The sentence between the symbols⁽¹⁾, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this June day of June, 19 81; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation,
affix corporate seal)

X Dan W. Duncan
Dan W. Duncan

X Connie J. Duncan
Connie J. Duncan

STATE OF OREGON, }
County of Klamath } ss.
June, 19 81

STATE OF OREGON, County of Klamath) ss.

Personally appeared Connie J. Duncan and Dan W. Duncan who, being duly sworn, each for himself and not one for the other, did say that the former is the secretary of Dan W. Duncan a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/15/82

Notary Public for Oregon

My commission expires:

Mr. and Mrs. Dan W. Duncan

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Morris R. Kessler

GRANTEE'S NAME AND ADDRESS

After recording return to:

T.A.

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

NAME, ADDRESS, ZIP

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/leaf/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

SUBJECT TO: Rights of the public in and to any portion of said premises lying within the limits of roads and highways; regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Shasta View Irrigation District; Easement recorded June 29, 1925 in Book 68, page 83, in the records of the Klamath County Recorder, in favor of The California Oregon Power Company, a corporation, for an electric transmission line; Easement dated October 22, 1951 and recorded October 22, 1951 in Book 250, page 478, in the records of the Klamath County Recorder, in favor of Shasta View Irrigation District, a municipal corporation, for drainage ditch; Easement, dated May 2, 1966, and recorded June 3, 1966, in Book M-66 at page 5848, in the records of the Klamath County Recorder, in favor of Pacific Power and Light Company, a Maine corporation, for an electric transmission line; Easement, dated May 10, 1973, and recorded August 7, 1973, in Book M-73 at Page 10228, in the records of the Klamath County Recorder, in favor of Shasta View Irrigation District for water pipelines and access road; special tax assessments for farm use; and easements, restrictions and rights-of-way of record and those apparent on the land.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of _____

this 4th day of June A.D. 1981 at 11:07 clock A.M., and

duly recorded in Vol. MB1, of Deeds on Page 10008

Fee \$7.00

EVELYN BIEHN, County Clerk

By Debra A. Janiga