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WARRANTY DEED (CORPORATION) Vol. 178 Page 14675

PACIFIC WEST MORTGAGE COMPANY

OREGON

(State of incorporation)

corporation, hereinafter called grantor, conveys to

LELAND L. HOUCK AND THOMAS LEROY HOUCK, son and father, not as tenants in common, but with right of survivorship

all that real property situated in KLAMATH County, State of Oregon, described as:

A Parcel of Land Situate in the S $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 30, Township 39 South, Range 9 East of the Willamette Meridian in the County of Klamath, State of Oregon, more particularly described in legal description attached hereto and made a part hereof and shown on page 1 of Exhibit "A" and comprising three parcels

and covenant(s) that grantor is owner of the above described property free of all encumbrances except _____ as shown on page 2 of EXHIBIT "A" attached hereto and made a part hereof

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 \$ 10,000.00 .*

Signed by authority of the Board of Directors, with the seal of said corporation affixed, this 14 day of August, 1981

(Corporate Seal)

By [Signature] President

By _____ Secretary

STATE OF OREGON, County of Marion) ss.

August 14, 1981

Personally appeared H. Clayton Livengood who, being duly sworn, did say that he is the President of PACIFIC WEST MORTGAGE CO., an Oregon 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 he acknowledged said instrument to be its voluntary act and deed.

Before me:

Marlene M. Lawrence
Notary Public for Oregon

My commission expires: 4-25-82

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 (CORPORATION)

PACIFIC WEST MORTGAGE COMPANY

TO

Leland L. Houck and
Thomas Leroy Houck

After Recording Return to:

Leland L. Houck and
Thomas Leroy Houck
60 Del Fatti Lane

Klamath Falls, Ore., 97601

MAIL TAX STATEMENTS TO SAME AS ABOVE

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.

By _____ Title
Deputy

LEGAL DESCRIPTION

14676

PARCEL 1

A parcel of land situate in the S $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 30, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at a point of intersection of the section line marking the Southerly boundary of the said Section 30, with a line parallel with and 50.00 feet distant at right angles Southeasterly from the center line of the Klamath Falls Midland section of the Oregon State Highway, as the same is now located and constructed from which point of intersection the Southwesterly corner of said Section 30 bears South 89° 42 $\frac{1}{2}$ ' West 827.1 feet more or less distant and running thence North 89° 42 $\frac{1}{2}$ ' East 517.57 feet along said Section line to the true point of beginning of this description and running thence North 0° 17' West 130.0 feet; thence South 89° 42 $\frac{1}{2}$ ' West 74.32 feet more or less to a point in a line parallel with and 325.00 feet distant at right angles Southeasterly from the said center line of the Oregon State Highway; thence North 36° 49 $\frac{1}{2}$ ' East along said parallel line 188.11 feet; thence North 89° 42 $\frac{1}{2}$ ' East parallel with said section line 110.81 feet; thence South 0° 17 $\frac{1}{2}$ ' East 280.00 feet more or less to a point in said Section line; thence South 89° 42 $\frac{1}{2}$ ' West 150.00 feet more or less along said Section line to the said true point of beginning.

PARCEL 2

A tract of land situate in the S $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 30, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the point of intersection of the section line marking the Southerly boundary of said Section 30 with a line parallel with and 50 feet distant at right angles Southeasterly from the center line of the Klamath Falls-Midland Section of the Oregon State Highway as the same is now located and constructed, from which point of intersection the Southwesterly corner of said Section 30 bears South 89° 42 $\frac{1}{2}$ ' West 827.1 feet more or less, distant and running thence North 89° 42 $\frac{1}{2}$ ' East 667.57 feet along said section line to the true point of beginning of the tract to be herein described; thence North 0° 17 $\frac{1}{2}$ ' West 280 feet; thence North 89° 42 $\frac{1}{2}$ ' East and parallel with said section line, 50 feet to a point; thence South 0° 17 $\frac{1}{2}$ ' East 280.00 feet more or less to a point in said section line; thence South 89° 42 $\frac{1}{2}$ ' West 50 feet more or less along said section line to said true point of beginning.

PARCEL 3

A tract of land in the S $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 30, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at a point of intersection of the section line marking the Southerly boundary of said Section 30 with a line parallel with and 50 feet distant at right angles Southeasterly from the center line of the Klamath Falls Midland Section of the Oregon State Highway as the same is now located and constructed from which point of intersection the Southwesterly corner of said Section 30 bears South 89° 42 $\frac{1}{2}$ ' West 827.1 feet more or less, and distant and running thence North 89° 42 $\frac{1}{2}$ ' East 717.57 feet along said section line to the true point of beginning of the tract herein to be described; thence North 0° 17 $\frac{1}{2}$ ' West 280 feet; thence North 89° 42 $\frac{1}{2}$ ' East and parallel with said Section line 150 feet to a point; thence South 0° 17 $\frac{1}{2}$ ' East 280.0 feet more or less to a point in said section line; thence South 89° 42 $\frac{1}{2}$ ' West 150 feet more or less along said section line to said true point of beginning.

14677

SUBJECT TO:

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

Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District."

3. Reclamation Extension Act, including the terms and provisions thereof, accepted by Alexander A. Davis, recorded in Deed Volume 43 at page 409, Records of Klamath County, Oregon.

4. An easement created by instrument, including the terms and provisions thereof

Dated	:	April 28, 1941	Book: 141	Page: 71
Recorded	:	September 12, 1941		
In favor of	:	The California Oregon Power Company, a California corporation		
For	:	Electric transmission line		
Over	:	Lot 3 and S $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 30, Township 39 South, Range 9 East of the Willamette Meridian		

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 17th day of August A. D. 19 81 at 3:55 o'clock P M., and
duly recorded in Vol. M81, of Deeds on Page 4675.

EV. LYN BIEHN, County Clerk
By Bernetha A. Petch

Fee \$10.50