

TA 8-1310-7

3425

WARRANTY DEED

Vol. M8/ Page 14813

KNOW ALL MEN BY THESE PRESENTS, That LARRY W. RABE and KATHRYN L. RABE,
husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROLLIN R. THRONE
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:

81 AUG 19 PM 3 44
SEE ATTACHED EXHIBIT "A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)
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
SEE ATTACHED EXHIBIT "A"

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 \$ 62,500.00
However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which).^⓪ (The sentence between the symbols ^⓪, 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 19th day of August, 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)

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

Personally appeared the above named
Larry W. Rabe & Kathryn L. Rabe

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL) Dusan C. Ratke
Notary Public for Oregon
My commission expires: 11-2-82

STATE OF OREGON, County of _____, 19____ ss.

Personally appeared _____ and _____ who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____

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:
Notary Public for Oregon
My commission expires: _____ (OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. Rollin R. Throne
P.O. Box 285
Malin, Oregon
NAME, ADDRESS, ZIP

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

Mr. Rollin R. Throne
P.O. Box 285
Malin, Oregon
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/reel/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

SPACE RESERVED FOR RECORDER'S USE

The North 30 acres of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 16, Township 41 South, Range 12 EWM, more particularly described as follows:

Beginning at the quarter section corner common to Sections 9 and 16, Township 41 South, Range 12 EWM, and running thence West on the Section line between the said Sections 9 and 16, to the Northeast corner of Lot 1 in said Section 16; thence South along the East line of said Lot 1, 15 chains; thence East to the East line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 16; thence North along the said East line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$, 15 chains to the point of beginning, EXCEPT THEREFROM THE FOLLOWING:

A parcel of land commencing at a point in the center line of the county road marking the Easterly boundary of the said NE $\frac{1}{4}$ NW $\frac{1}{4}$ of the said Section 16, Township 41 South, Range 12 EWM, as the same is now located and constructed and from which point the North quarter corner of the said Section 16, Township 41 South, Range 12 EWM, bears North 486.53 feet distant and running thence North 88° 34' West 325.80 feet; thence South and parallel with said county road center line, 514.27 feet, more or less, to a point in the center line of a drain ditch constructed along the line marking the Southerly boundary of the North half of the South half of the said NE $\frac{1}{4}$ NW $\frac{1}{4}$; thence South 88° 59' East along said center line of said drain ditch, 325.76 feet, more or less, to a point in the center line of said county road; thence North 511.90 feet, more or less, along said road center line to said point of beginning.

Subject to:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.
2. 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 addition tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.
3. Mortgage, including the terms and provisions thereof, recorded April 14, 1975 in Book: M-75 Page: 3936 in favor of Dennis C. Ingram and Ellen M. Ingram, which grantees herein assume and agree to pay.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 19th day of August A.D. 19 81 at 3:40 o'clock p. m.

duly recorded in Vol. M81 - of Deeds on a.c. 14813

Fee \$7.00

By EVLYN BIEHN, County Clerk
Bernetha J. Litch