

7423

TIA #M-38-1423-2
WARRANTY DEED (INDIVIDUAL)

Vol. 1781 Page 21400

CALIFORNIA SCOTT TAYLOR and CALIFORNIA S. TAYLOR and HAROLD YOUNG,
TRUSTEES, under that Last Will & Testament of John T. Taylor, hereinafter called grantor, convey(s) to
WILLIAM D. NOONAN and ROSEMARIE B. NOONAN, husband and wife
all that real property situated in the County
of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except _____

SEE ATTACHED EXHIBIT "A"

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 \$ 185,000.00.

Dated this 11th day of December, 19 81.

California Scott Taylor
California Scott Taylor

California S. Taylor, Trustee
Harold Young, Trustee
California S. Taylor, Trustee
Harold Young, Trustee

STATE OF OREGON, County of Klamath) ss.

On the 11th day of December, 19 81 personally appeared the above named
California Scott Taylor and California S. Taylor, ** and acknowledged the foregoing
instrument to be their voluntary act and deed.
** Trustee and Harold Young, Trustee

Before me:

W. Arlene P. Addington
Notary Public for Oregon
My commission expires: 3-22-85

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 (INDIVIDUAL)

TO

After Recording Return to: W. Arlene P. Addington

Mr. & Mrs. William D. Noonan
9777 Lingby Lane
City, 97601

STATE OF OREGON.

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 _____
on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By _____

Title

Deputy

A tract of land situated in the Northwest Quarter of Section 33, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said Section 33, said point being South $00^{\circ} 13' 13''$ East 60.00 feet from the Northwest corner of said Section 33; thence along the section line South $00^{\circ} 13' 13''$ East 1286.72 feet to the Northwest corner of that tract of land described in Deed Volume M78 Page 29042, of the Klamath County Deed Records; thence North $88^{\circ} 59' 47''$ East 498.68 feet to the $\frac{3}{8}$ inch iron pipe as described in said M78-29042; thence, generally following along an existing fence line and along the Northerly and Westerly lines of that tract of land described in Deed Volume M-74 Page 9920, of said Klamath County Deed Records (and also shown by recorded Survey No. 973, as recorded in the office of the Klamath County Surveyor), North $89^{\circ} 11' 30''$ East 1293.09 feet (1292.76 by Deed) to a fence corner post, North $00^{\circ} 55' 21''$ West (North $0^{\circ} 47'$ West by deed) 244.13 feet to a $\frac{1}{2}$ inch iron pipe, North $10^{\circ} 41' 39''$ East 342.07 feet (North $10^{\circ} 50'$ East 342.55 feet by deed) to a $\frac{1}{2}$ inch iron pipe; thence North 448.37 feet; thence along the arc of a curve to the right, (radius point bears North $20^{\circ} 08' 19''$ East 330.00 feet, central angle equals $27^{\circ} 58' 36''$) 161.13 feet; thence along the arc of a curve to the left, (radius point bears South $48^{\circ} 06' 55''$ West 270.00 feet, central angle equals $23^{\circ} 06' 55''$) 108.93 feet; thence North $65^{\circ} 00' 00''$ West 133.66 feet; thence along the arc of a curve to the left, (radius equals 270.00 feet, central angle equals $25^{\circ} 11' 16''$) 118.70 feet to a point that is 60.00 feet Southerly of, when measured at right angles to, the North line of said Section 33; thence South $89^{\circ} 48' 44''$ West 1400.97 feet to the point of beginning, with bearings based on recorded Survey No. 3028, as recorded in said Klamath County Surveyor's office, EXCEPTING THEREFROM, the C-4K Lateral deeded to the U.S.B.R. and lands adjacent to said lateral deeded to Klamath Irrigation District by Deed Volume M77-23806 and M78-29044, of said Klamath County Deed Records.

The above described tract of land is subject to a 30 foot County Road right of way along the West line and the 125 foot Klamath Falls-Malin 230 KV transmission line.

The above described tract of land is also SUBJECT TO a 20 foot slope easement along a portion of the Northerly line, said easement measured at right angles to and lying Southerly of the following described line: Beginning at the Northeast corner of the said tract of land; thence Northwesterly, along said Northerly line, 403.72 feet.

TOGETHER WITH a non-exclusive easement for roadway purposes more particularly described as follows: A strip of land 30 feet in width across the C-4-k lateral at Station 165 plus 20 to Station 165 plus 50. As described in an easement from Klamath Irrigation District to California Scott Taylor and California S. Taylor and Harold Young, Trustees, Recorded December 29, 1978 in Volume M78 at page 29046.

continued ...

SUBJECT TO:

1. 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.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Basin Improvement District.
4. The rights of the public in and to that portion of the above property lying within the limits of roads and highways.
5. Subject to the requirements and provisions of ORS Chapter 481, pertaining to the registration and transfer of ownership of a mobile home, and any interests or liens disclosed thereby.
6. An easement created by instrument, including the terms and provisions thereof, dated June 24, 1930, recorded July 1, 1930 in Book 91 at page 429, in favor of California Oregon Power Company, a California Corporation over and across Northwest quarter of the Northwest quarter Sec. 33. (No exact location given)
7. An easement created by instrument, including the terms and provisions thereof, dated February 11, 1941, recorded June 19, 1941 in Book 138 at page 600, re-recorded December 2, 1941 in Book 143 at page 54 in favor of California Oregon Power Company, a California Corporation. (No exact location given)
8. An easement created by instrument, including the terms and provisions thereof, dated May 22, 1965, recorded October 8, 1965 in Book M-65 at page 2439 in favor of Pacific Power and Light Company across North half of the Northwest quarter of Section 33.
9. An easement created by instrument, including the terms and provisions thereof, dated November 2, 1964, recorded August 14, 1974 in Book M-74 at page 9920, in favor of Donald Edward Johnson and Muriel Annetta Johnson for installation of pumps in U.S.R.S. C-4 and C4K, laterals. (No location given)
10. An easement created by instrument, including the terms and provisions thereof, dated October 25, 1977, recorded December 8, 1977 in Book M-77 at page 23806 and dated December 28, 1978, recorded December 29, 1978 in Book M-78 at page 29044, in favor of Klamath Irrigation District, for access.
11. An easement created by instrument, including the terms and provisions thereof, dated November 1, 1978, recorded December 29, 1978 in Book M-78 at page 29042, in favor of William M. Bond and J. Marie Bond, and Robert T. Bond, for access across the South 30 feet of Northwest Quarter of the Northwest Quarter, being 499.28 feet East and West.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record by Exemptokthis 15 day of December A.D. 1981 at 11:28 clock A.M., andduly recorded in Vol. M 81 of Deeds on Page 21400

Fee \$12.00

EVELYN BIEHN, County Clerk

By Joyce Mc