

7898

WARRANTY DEED (INDIVIDUAL)

Vol. M81 Page 22216

Barbara Kellogg Temple, formerly Barbara Kellogg Bockelman,
 hereinafter called grantor, convey(s) to
 Bruce H. Clark, doing business as Mortgage & Contract Purchase Co.
 all that real property situated in the County
 of Klamath, State of Oregon, described as:

(As described on Exhibit "A" attached hereto)

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
those conditions of title as outlined on Exhibit "B" attached hereto; and
together with an appurtenant easement as described on instrument recorded*
 and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.
 *June 12, 1979, in Volume M79, Page 13805, Deed Records of Klamath County, Oregon.
 The true and actual consideration for this transfer is \$ 4,000.00

Dated this 30 day of December, 19 81

x Barbara Kellogg Temple
 Barbara Kellogg Temple, formerly
 Barbara Kellogg Bockelman

STATE OF OREGON, County of Klamath) ss.

December 30, 1981 personally appeared the above named
Barbara Kellogg Temple and acknowledged the foregoing
 instrument to be her voluntary act and deed.

Before me:

[Signature]
 Notary Public for Oregon

My commission expires: 2/14/85

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:
 Transamerica Title Ins. Co.
 90 E. 13th
 Eugene, OR 97401

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 _____
 on page _____ Records of Deeds of said County.
 Witness my hand and seal of County affixed.

By

Title

Deputy

DESCRIPTION

Beginning at the point where the centerline of the Horsefly Irrigation Ditch intersects the West boundary line of that certain tract conveyed by that certain Deed recorded in Volume 170 at page 175, Klamath County Deed Records, which said point is 148 feet North of an iron pin on the North right of way line of the Dairy - Bonanza Highway and 178 feet North of the Southwest corner of said tract conveyed by said Deed recorded in Volume 170, page 175; thence Northeasterly along the center line of said Horsefly ditch to the point where it would intersect the East line of said tract conveyed by said Deed in Volume 170, page 175, if extended; thence North along the East line of said tract extended to the point where it would intersect with the South right of way line of the Klamath Falls - Lakeview Highway; thence Southwesterly along the South right of way line of said Highway a distance of 223 feet; thence South to the centerline of said Horsefly ditch; thence Northeasterly along the centerline of said Horsefly Ditch to the point of beginning, being a part of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 34, Township 38 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, Klamath County, Oregon.

Also a tract of land situated in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 34, Township 38 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin in the centerline of the Horsefly Irrigation Ditch, said point being North a distance of 178.0 feet from the Southwest corner of that tract of land described in Deed Volume 170, page 175, Klamath County Deed Records and said point being North 89° 41' West a distance of 872 feet and North a distance of 173 feet from the Southeast corner of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 34; thence North 9° 12' West a distance of 54.96 feet to an iron pin on the Southerly line of the Klamath Falls - Lakeview Highway; thence Northeasterly along the Southerly line of said highway a distance of 28.3 feet to a point that is Southwesterly a distance of 223 feet measured along the Southerly line of said highway from the Northeast corner of that tract of land described in Deed Volume 229, page 365, Klamath County Deed Records; thence South parallel with the Northerly extension of the West line of that tract of land described in Deed Volume 170, page 175, Klamath County Deed Records, to the centerline of Horsefly Irrigation Ditch; thence Southwesterly along the centerline of the Horsefly Irrigation Ditch to the point of beginning.

Exhibit "B"

1. Taxes for 1981-82 are unpaid in the amount of \$63.44.
(Account No. 37-3829-3420-900)
2. Liens and assessments of Klamath Project and Horsefly Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
3. Easement, including the terms and provisions thereof, given by David J. Bliss, a single man, and Chester A. Brewer and Nellie M. Brewer, husband and wife, to The Pacific Telephone and Telegraph Company, a California corporation, dated January 14, 1951, recorded January 29, 1951, in Volume 259 page 42, Deed records of Klamath County, Oregon.
4. Easement, including the terms and provisions thereof, given by D. J. Bliss, a single man and Chester A. Brewer and Nellie M. Brewer, husband and wife, to The Pacific Telephone and Telegraph Company, a California corporation, dated October 6, 1954, recorded November 15, 1954, in Volume 270 page 454, Deed records of Klamath County, Oregon.
5. Easement, including the terms and provisions thereof, from Virginia C. Heuvel, an unmarried individual to Barbara Bockelman, dated January 19, 1974, recorded June 12, 1979, in Volume 479 page 13805, Deed records of Klamath County, Oregon.
6. Contract, including the terms and provisions thereof, executed by Ronald Glen Bockelman, seller to Richard A. Clayton and Bobbi Clayton, buyer, dated December 1, 1980, recorded December 3, 1980, in Volume 460 page 23511, Deed records of Klamath County, Oregon.
7. Trust Deed, including the terms and provisions thereof, executed by Richard A. and Bobbi J. Clayton as husband and wife, as grantors to Mountain Title Company, as trustee for Ralph J. and Betty U. Locklear, husband and wife, as beneficiary, dated September 18, 1981, recorded September 21, 1981, in Volume 481 page 16805, Mortgage records of Klamath County, Oregon, given to secure the payment of \$9,500.00.
9. Assignment of Contract, including the terms and provisions thereof, dated October 12, 1981, recorded October 15, 1981 in Volume 481 page 23512, Deed records of Klamath County, Oregon, said contract 430 page 23511 above was assigned from Ronald Glen Bockelman to Barbara Kellogg Temple.

STATE OF OREGON; COUNTY OF KLAMATH; ss. . . .

Filed for record at request of _____

this 31 day of Dec A.D. 19 81 at 2:04 o'clock P.M. and
duly recorded in Vol. M 81, of Deeds on page 22216

Fee \$12.00

By EV. LYNN BIELM County Clerk