

8719

WARRANTY DEED (INDIVIDUAL)

Vol. 118 Page 1202

Henrietta Horn

, hereinafter called grantor, convey(s) to

GEORGE THOMAS HORN AND JANET SHARRON HORN, husband and wife

all that real property situated in the County

of Klamath, State of Oregon, described as:

THAT PORTION OF A TRACT OF LAND DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF:

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 \$ -0- \*

Dated this 27th day of January, 19 82.

Henrietta Horn

Henrietta Horn

STATE OF OREGON, County of Klamath ) ss.

January 27

, 19 82 personally appeared the above named

HENRIETTA HORN

and acknowledged the foregoing

instrument to be her voluntary act and deed.

Before me:

MARY LOU AYLLING  
Notary Public for Oregon

My commission expires: 11/15/84

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)

Henrietta Horn

TO

GEORGE THOMAS HORN &  
JANET SHARRON HORN

After Recording Return to:

Mr/Mrs. George T. Horn  
Rt. 5, Box 1285  
Klamath Falls, Ore., 97601

MAIL ALL TAX STATEMENTS TO:

Colleen L. Rambo & Michelle Rambo  
Rt. 5 Box 1286, Klamath Falls, Ore  
97601

Form No. 0-960  
(Previous Form No. TA 16)

STATE OF OREGON, )

) ss.

County of \_\_\_\_\_ )

I certify that the within instrument was received for record  
on the \_\_\_\_\_ day of \_\_\_\_\_, 19 82.

at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in book \_\_\_\_\_  
on page \_\_\_\_\_ Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By \_\_\_\_\_ Deputy

PARCEL 1:

That portion of that tract of land described in Volume 171, page 86 of Deed Records of Klamath County, Oregon, lying North of the following described line:

BEGINNING at a 5/8" iron rod on the Easterly right-of-way line of Algoma Road (Old Dalles-California Highway), from which the North-east corner of Section 7, Township 37 South, Range 9 East, Willamette Meridian, Klamath County, Oregon bears North 83°25'56" East, 2619.29 feet; thence South 89°05'36" East, 400.61 feet to a 5/8" iron rod; thence South 38°14'11" East, 102.02 feet to a 5/8" iron rod; thence East, 818.4 feet, more or less, to a point on the Easterly line of the Northwest one-quarter of the North-east one-quarter of Section 7.

EXCEPTING therefrom that tract of land described in Volume M-76, page 8749 of Deed Records of Klamath County, Oregon.

SUBJECT TO:

1. Rights of the public in and to any portion of the above described premises lying within the limits of roads and highways.
2. Easement, including the terms and provisions thereof, from Henrietta Horn and Geo. C. Horn, wife and husband, to United States of America, dated September 5, 1952, recorded September 12, 1952 in Volume 256, page 563, Deed Records, of Klamath County, Oregon.

By an instrument recorded April 12, 1954, in Deed Volume 266 page 316, Deed Records of Klamath County, Oregon the above easement was conveyed by the United States of America, Department of Interior, by and through the Bonneville Power Administration to Pacific Power and Light Co.

3. An easement created by instrument, including the terms and provisions thereof,  
 Dated : August 29, 1961  
 Recorded : January 5, 1962 Book: 334 Page: 592  
 In favor of : The California-Ore Power Company  
 For : Pole & Wire Lines

4. 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.



5. Easement, including the terms and provisions thereof, as disclosed by deed  
 Dated : December 20, 1966  
 Recorded : December 22, 1966 Book: M-66 Page: 12605  
 Re-recorded : January 10, 1967 Book: M-67 Page: 216  
 In favor of : George Thomas Horn and Janet Sharron Horn

6. Taxes for the year 1981-82 payable in the amount of \$19.23, plus interest. (CODE 184 MAP 3709 TL 800)

Taxes for the year 1980-81 delinquent in the amount of \$15.79, plus interest. (CODE 184 MAP 3709 TL 800)

Taxes for the year 1981-82 payable in the amount of \$59.68, plus interest. (CODE 183 MAP 3709 TL 1000) (COVERS ADDITIONAL PROPERTY)

Taxes for the year 1981-82 payable in the amount of \$217.11 plus interest. (CODE 184 MAP 3709 TL 1000) (COVERS ADDITIONAL PROPERTY)

Taxes for the year 1980-81 delinquent in the amount of \$276.61, plus interest. (CODE 183 MAP 3709 TL 1000) (COVERS ADDITIONAL PROPERTY)

State of OREGON: COUNTY OF KLAMATH: ss.

I hereby certify that the within instrument was received and filed for record on the

29 day of January A.D., 1982 at 3:46 o'clock P. M., and duly recorded in

Vol M 8af Deeds on page 1202.

Fee \$8.00

EVELYN BIEHN  
 COUNTY CLERK  
 By Joyce M. Shure deputy