

11372

WILBUR J. SMITH and PATRICIA L. SMITH, husband and wife

RODNEY L. HADLEY and LEE ANNA HADLEY, husband and wife, hereinafter called grantor, convey(s) to

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

PARCEL 1: The SW $\frac{1}{4}$  lying North of the O.C. & E Railroad right of way and that portion of the SE $\frac{1}{4}$ SE $\frac{1}{4}$  lying Southwest of the South Fork of the Sprague River all in Section 20, Township 36 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

The NE $\frac{1}{4}$  lying North of the O.C. & E Railroad right of way and Southwest of the South Fork of the Sprague River in Section 29, Township 36 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon, EXCEPT THEREFROM the W $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$  & the NW $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ .

PARCEL 2: The SE $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 20, Township 36 South, Range 14 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

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 \$ 112,101.10.

Dated this 29th day of April, 19 82.

Wilbur J. Smith  
Patricia L. Smith

STATE OF OREGON, County of Klamath ) ss.

On the 29th day of April, 1982 personally appeared the above named Wilbur J. Smith and Patricia L. Smith and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me,

Barbara L. 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: Tapes;

Mr. & Mrs. Rodney L. Hadley

Box 32

Bly, OR 97622

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 \_\_\_\_\_ Deputy

## SUBJECT TO:

1. The rights of the public in and to that portion of the above property lying within the limits of roads and highways.
2. Rights of the public and of governmental bodies in that portion of the above described property lying below the high water mark of the South Fork of Sprague River and the ownership of the State of Oregon in that portion lying below the high water mark thereof.
3. 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.
4. An easement created by instrument, including the terms and provisions thereof, recorded September 5, 1930 in Book 90 at page 600, in favor of Oregon California & Eastern Railway Co. (Affects S $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$  Section 29)
5. Right of way for public utilities, highways, roads, as excepted in deed from Klamath County to Wm. L. Tucker, recorded April 21, 1941 in Deed Volume 137 at page 105, Records of Klamath County, Oregon. (Affects N $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$  Section 29, Township 36 South, Range 14 East of the Willamette Meridian)
6. Right of way for pole line, including the terms and provisions thereof, as disclosed by easement from W. L. Tucker and wife, to California Oregon Power Company, recorded March 8, 1951 in Deed Volume 245 at page 562, Records of Klamath County, Oregon. (Affects S $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$  Section 29, Township 36 South, Range 14 East of the Willamette Meridian)
7. Right in ditches, referred to in deeds from William A. Walker, et ux., to Roy G. Walker, et al., recorded June 13, 1910 in Deed Volume 31 at page 115, and in Deed Volume 31 at page 117, Records of Klamath County, Oregon. (Affects SE $\frac{1}{4}$  of Section 20)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of \_\_\_\_\_

this 30 day of April A.D. 19 82 at 3:43 clock P.M. and  
duly recorded in Vol. M 82 of Deeds on Page 5386

Fee \$8.00

EVELYN B. EHN, County Clerk

By Jay McQuinn