

12954

MTC 1396

7939

Vol. M82 Page

Until a change is requested, all tax statements shall be sent to the following address: Ronald W. Boehlke, c/o Double R Construction,
6850 South Sixth Street, Klamath Falls, OR 97601

WARRANTY DEED

FRED W. KOEHLER, JR. and ALEX D. KRENTEL, general partners, dba SOUTH SIXTH ASSOCIATES, hereinafter referred to as Grantors, do hereby grant, bargain, sell and convey an undivided 1/3 interest to ROBERT J. CAMPBELL and JOAN C. CAMPBELL, an undivided 1/3 interest to RONALD W. BOEHLKE and KATHERINE H. BOEHLKE and an undivided 1/3 interest to LLOYD M. FARLEY, hereinafter referred to as Grantees, their heirs, successors and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows:

A tract of land situated in the S $\frac{1}{2}$ of Section 1, T39S, R9 EWM, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the northeasterly right of way line of Highway 140, said point being 44 feet of center line at Engineer Station 160+31.05, from which the $\frac{1}{4}$ corner common to section 1, T39S, R9EWM and section 6, T39S, R10EWM, bears N61°33'14"E 2918.09 feet; thence N46°04'33"W, along said northeasterly right of way line, 200.00 feet; thence N43°55'27"E 81.07 feet to the centerline of the Enterprise Irrigation District Canal; thence along said canal centerline N77°39'16"E 356.49 feet; thence S00°00'23"E 150.00 feet; thence S64°39'30"W 288.18 feet to the point of beginning, containing 1.50 acres, more or less, with bearings based on and reference being Survey No. 3508, as recorded in the office of the Klamath County Surveyor.

TOGETHER WITH: A 15-foot access easement lying southerly of the following described line; Beginning at the point of beginning of the above described tract of land; thence N64°29'30"E 288.18 feet.

SUBJECT TO: The prescriptive right of way of the Enterprise Irrigation District Canal, and a 15-foot access easement lying northerly of the following described line; beginning at the point of beginning of the above described tract of land; thence N64°39'30"E 288.18 feet; ALSO a 13-foot easement for slope, irrigation and drainage along the State Highway right of way and any easements or rights of way of record.

SUBJECT TO: (1) Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

(2) The assessment roll and the tax roll disclose that the premises herein described have been specifically assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last ten (10) or lesser number of years in which the farm use assessment was in effect for the land and in addition thereof a penalty may be levied if notice of disqualification is not timely given.

(3) The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.

(4) Grant of Right of Way Deed, including the terms and provisions thereof, from B. W. Short to The California Oregon Power Co., recorded May 22, 1966, in Volume 69, Page 577, Deed Records of Klamath County, Oregon, for transmission and distribution of electricity.

982 JUL 22 PM 2 04

1077

(5) Reservation, restrictions and easements as contained in Deed to the State of Oregon, by and through its State Highway Commission, recorded November 30, 1972 in Volume M72, Page 13764, Microfilm Records of Klamath County, Oregon.

(6) Indenture of Access, including the terms and provisions thereof, by and between the State of Oregon, by and through its State Highway Commission and J. D. and Bonnie B. Finchum, recorded April 25, 1973, in Volume M73, Page 4912, Microfilm Records of Klamath County, Oregon, which document shows correct location of access of highway in reference to document recorded in Volume M72, Page 13764, Microfilm Records of Klamath County, Oregon.

(7) The right, title and interest of the public and/or governmental agencies in and to that portion of the above described property lying within Unity Street and Simmers Avenue, as disclosed by Klamath County Assessor's maps.

to have and to hold the same unto Grantees, their heirs, Successors and assigns forever.

Grantors hereby covenant to and with said Grantees, their heirs, successors and assigns, that they are lawfully seized in fee simple of the above-granted premises, free and clear of all encumbrances, except those noted above, and that Grantors will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful demands and claims of all persons whomsoever, except those claiming under the above described encumbrances.

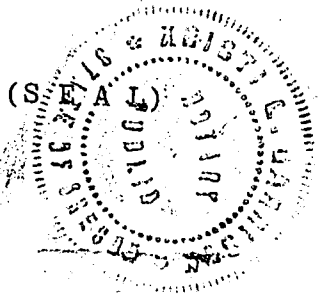
The true and actual consideration paid for this transfer is \$65,340.00.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 20th day of May, 1982.

[Handwritten signatures of Grantors]

STATE OF OREGON)
) ss.
County of Klamath)

Before me this 20th day of May, 1982, personally appeared the above-named FRED W. KOEHLER, JR. and ^{per} general partners, and acknowledged the foregoing instrument to be their voluntary act and deed.



Kristi L. Garrison
Notary Public for Oregon
My Commission Expires: 6/19/83

7941

INDIVIDUAL ACKNOWLEDGMENT

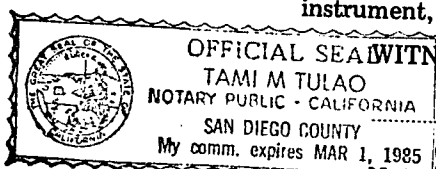
State of California

County of SAN DIEGO } S.S.On this 15 day of JUNE 19 82 before me,TAMI M. TULAO
(SEAL), a Notary Public in and for said SAN DIEGO County,personally appeared ALEX. D. KRENTTEL

proved to me on the oath of

to be the person whose name EIS subscribed to the within

instrument, and acknowledged that he executed the same.



OFFICIAL SEAL WITNESS my hand and official seal.

TAMI M TULAO
NOTARY PUBLIC - CALIFORNIA

SAN DIEGO COUNTY

My comm. expires MAR 1, 1985

*Tami M. Tulao*Notary Public in and for said SAN DIEGO

County and State

P-184 5-77

My commission expires MARCH 1 19 85

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record . . . 2:04his 22 day of June A.D. 19 82 at 2:04 o'clock P.M., andduly recorded in Vol. M82, of Deeds on Page 7939

Fee \$12.00

EVELYN BIEHN, County Clerk

By *[Signature]**Ret MTC*