

17024

T/A # M-38-25085-0  
WARRANTY DEED (INDIVIDUAL)Vol. M8V Page 14891

NEWTON W. GUTHRIE and GRACE LANORE GUTHRIE, husband and wife  
WILLIAM L. WILSON and HOLLY D. WILSON, husband and wife, hereinafter called grantor, convey(s) to  
 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 \$75,000.00.

Dated this 27th day of October, 1982.

Newton W. GuthrieX Grace Lanore Guthrie

STATE OF OREGON, County of Klamath ) ss.

On this 29th day of October, 1982 personally appeared the above named  
Newton W. Guthrie and Grace Lanore Guthrie and acknowledged the foregoing  
 instrument to be their voluntary act and deed.

Before me,

Marlene 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: Takes

Mr. & Mrs. Wm. L. Wilson  
8340 Hill Road  
City, 97601

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

14892

A tract of land situated in the NE $\frac{1}{4}$  of Section 28, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$  of said Section 28; thence South 89° 54' 41" East 10.70 feet; thence South 00° 19' 32" West 1537.06 feet; thence West 432.06 feet; thence South 220.00 feet to the true point of beginning of this description; thence South 340.05 feet; thence East 513.34 feet to the Westerly right of way line of the Hill (Bradbury) County Road; thence along said right of way line, North-westerly on the arc of a curve to the left (central angle = 08° 40' 35" and radius = 606.61 feet) 91.86 feet; North 16° 50' 28" East 227.80 feet; and Northerly along the arc of a curve to the right (central angle = 03° 11' 39" and radius = 602.96 feet) 33.61 feet; thence leaving said right of way line, West 418.65 feet to the true point of beginning of this description. With bearings based on Survey No. 1560 as recorded in the office of the Klamath County Surveyor.

Subject to:

1. 1982-'83 taxes, a lien in an amount to be determined, but not yet payable.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
3. Regulations, including levies, liens, assessments, and rights of way and easements of the Klamath Basin Improvement District.
- Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District."
4. An easement created by instrument, including the terms and provisions thereof, recorded December 9, 1971 in Book: M-71 at Page: 12892.
5. Subject to the right of way for the No. 33 Drain as disclosed by the Klamath County Assessor's Map.
6. Mortgage, including the terms and provisions thereof, recorded August 5, 1980 in Book: M-80 Page: 14498 in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs, which Mortgage the Grantees herein assume and agree to pay according to the terms contained therein.
7. Mortgage, including the terms and provisions thereof, recorded April 3, 1981 in Book: M-81 Page: 6065 in favor of Pacific Power and Light Company, which Mortgage the Grantees herein assume and agree to pay according to the terms contained therein.

STATE OF OREGON,

County of Hood River } ss.

FORM NO. 23 — ACKNOWLEDGMENT  
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 2nd day of November, 1982, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Grace Lanore Guthrie

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Shirley McTear  
Notary Public for Oregon.  
My Commission expires 9-16-85

State of OREGON: COUNTY OF KLAMATH: ss.

I hereby certify that the within instrument was received and filed for record on the 8 day of Nov A.D., 1982 at 3:33 o'clock P.M., and duly recorded in Vol M 82 of Deeds on page 14891.

Fee \$ 8.00

EVELYN BIEHN  
COUNTY CLERK

By Joyce M. [Signature] deputy