

17627

KNOW ALL MEN BY THESE PRESENTS, That Warren L. Yadon and Carole J. Yadon, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Kenneth H. Kinsman and Linda Kinsman, Husband and Wife and Dan Kinsman and Cynthia Kinsman, Husband and Wife, hereinafter called not as tenants in common but with the right of survivorship, the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

"SEE THE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as set forth on the reverse of this deed, or those apparent upon the land, if any, as of the date of this deed.

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 98,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted See ORS 93.030.) In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 29th day of November, 1982; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.
County of Klamath
November 29, 1982

Personally appeared the above named Warren L. Yadon and Carole J. Yadon, and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 7/13/85

STATE OF OREGON, County of _____, 19____ ss.
Personally appeared _____, who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of _____, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.
Before me: (OFFICIAL SEAL)

Warren L. Yadon and Carole J. Yadon
4810 Altamont
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS
Kenneth and Dan Kinsman
6340 Tingley Lane
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
MOUNTAIN TITLE COMPANY
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Per Grantee
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

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 _____ or as file/reel number _____.
Record of Deeds of said county.
Witness my hand and seal of County affixed.
By _____ Recording Officer
Deputy

A tract of land situated in the NE $\frac{1}{4}$ of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the North line of Henley Road, said point being North 00° 11' 20" East 30.00 feet and South 89° 33' 00" West 707.00 feet from the Southeast corner of the NE $\frac{1}{4}$ of said Section 25; thence South 89° 33' 00" West, along the North line of Henley Road, a distance of 1465.54 feet to a $\frac{1}{2}$ iron rod; thence North 00° 39' 00" East a distance of 563.83 feet to a $\frac{1}{2}$ iron rod on the Northwesterly line of the A-4-B lateral; thence North 51° 28' 00" East on said Northwesterly line a distance of 739.12 feet; thence South 89° 58' 00" West a distance of 1062.98 feet to the West line of Section 25; thence North 00° 14' 07" East along said West line a distance of 269.82 feet to the Northwest corner of Section 25; thence South 89° 44' 02" East along the North line of Section 25 a distance of 1582.80 feet to the Southwesterly right of way line of the Burlington Northern Railroad; thence South 47° 56' 22" East, along said right of way line, a distance of 526.45 feet; thence South 01° 55' 00" West a distance of 922.42 feet to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to the United States of America by deed dated April 26, 1933, recorded June 7, 1933 in Volume 101 at page 138, Deed Records of Klamath County, Oregon.

SUBJECT TO:

1. Rights of the public in and to any portion of the premises herein described 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 specially 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 thereto a penalty may be levied if notice of disqualification is not timely given.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.
4. A Right of Way for A-4-B lateral along Northwesterly boundary of above described property.
5. Agreement to convey, including the terms and provisions thereof, as set out in that certain agreement between J. R. Dixon and Mary E. Dixon, husband and wife and the United States of America dated January 19, 1906 and recorded April 10, 1906 in Volume 19 at page 633 Records of Klamath County, Oregon.
6. Conditions, restrictions and easements contained in Deed Volume 41, page 283, Records of Klamath County, Oregon, dated November 26, 1913 and recorded December 6, 1913 from James R. Dixon and Mary E. Dixon to United States.
7. Terms and provisions of that certain deed recorded November 24, 1914 in Volume 43 at page 111, Records of Klamath County, Oregon.
8. Easement, including the terms and provisions thereof as contained in Deed recorded in Volume 100 at page 101, Records of Klamath County, Oregon.
9. An easement, including the terms and provisions thereof as contained in deed recorded November 10, 1980 in Volume M80, page 21859, in favor of Albert C. Acklin and Esther L. Acklin for irrigation water by ditch or pipe line over the North-easterly 6 feet of herein described property.
10. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: December 4, 1980

Recorded: December 10, 1980

Volume: M80, page 23918, Microfilm Records of Klamath County, Oregon

Amount: \$67,340.00

Mortgagor: Warren L. Yadon and Carole J. Yadon, husband and wife

Mortgagee: Albert C. Acklin and Esther L. Acklin, husband and wife

Said mortgage buyers agree to assume and pay in full.

State of OREGON: COUNTY OF KLAMATH: ss.

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

30 day of Nov A.D., 1982 at 10:24 o'clock A M., and duly recorded in

Vol M82 of Deeds on page 16128.

EVELYN BIEHN
COUNTY CLERK

Fee \$ 8.00

By Joyce M. Davis deputy