

18376

TIA #M-38-24610-7  
WARRANTY DEED (INDIVIDUAL)

Vol. 100 Page 17764

MELVIN A. HAXBY and SHERRY L. HAXBY, husband and wife

THOMAS H. HOSKINS

hereinafter called grantor, convey(s) to  
all that real property situated in the County  
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 \$ 14,000.00 \*

Dated this 16th day of November, 19 82.

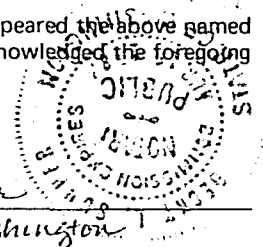
Sherry L. Haxby  
Melvin A. Haxby

<sup>Washington</sup>  
STATE OF OREGON, County of Skagit ) ss.

On this 16th day of November, 19 82 personally appeared the above named  
Melvin A. Haxby and Sherry L. Haxby and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me:

Becky L. Sumner  
Notary Public for ~~Oregon~~ Washington  
My commission expires: Aug. 15, 1983



- \* 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)

STATE OF OREGON, )  
 ) ss.  
County of \_\_\_\_\_ )

\_\_\_\_\_  
TO  
\_\_\_\_\_

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.

After Recording Return to: of Tapes  
Thomas H. Hoskins  
332 Cook St.  
City, 97601

Witness my hand and seal of County affixed.

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

DESCRIPTION

A parcel of land located in the Southeast one-quarter of Section 19, 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 a point 1396.34 feet North and 238.71 feet West from the Southeast corner of said Section 19, said point also being the Northeast corner of a parcel of land described in Volume M-71 at page 7475 of the Deed Records of Klamath County; thence West, along the North boundary of said parcel, 223.96 feet; thence North, 429.26 feet to the South boundary of the U.S.B.R. No. 2 drain; thence South 87° 56' East, along said drain boundary, 224.11 feet to the Northwest corner of a parcel of land described in Deed Volume 341 at page 154; thence South 421.18 feet to the point of beginning..

Subject to:

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
3. Right of way, including the terms and provisions thereof, from Adelaide A. Tilton, et al., to Pacific Power and Lights Company, dated April 7, 1966, recorded June 16, 1966 in M-66 at page 6226, for transmission and distribution of electricity.
4. Easement, including the terms and provisions thereof, dated March 1, 1965, recorded May 19, 1965 in Book 361 at page 485, Deed Records, and others, in favor of various Owners for a 60 foot ingress and egress easement along South line.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 14 day of Dec. A. D. 1982 at 3:41 o'clock P. M. and  
duly recorded in Vol. MB2, of Deeds on Page 17764

Fee \$8.00

By Joyce M. Shaw  
EVELYN BIEHN, County Clerk