

21946

TA-M-25794-7
38-25795
WARRANTY DEED (INDIVIDUAL)

Vol. 1483 Page 4786

KENNETH H. KINSMAN and LINDA I. KINSMAN, husband and wife
 hereinafter called grantor, convey(s) to
 JOHN L. BAUMANN and PATRICIA A. BAUMANN, husband and wife
 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 \$ 141,814.76.*

Dated this 28th day of March, 19 83.

Kenneth H. Kinsman
Linda I. Kinsman

STATE OF OREGON, County of Klamath) ss.

On this 30th day of March, 19 83 personally appeared the above named
Kenneth H. Kinsman and Linda I. Kinsman and acknowledged the foregoing
 instrument to be their voluntary act and deed.

Before me:

Harlene 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:

TAX STATEMENTS TO:
 MR. & MRS. JOHN L. BAUMANN
 6340 TINGLEY LANE
 KLAMATH FALLS, OREGON
 97601

Form No. 0-960
 (Previous Form No. TA 16)

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 _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

 Title
 By _____ Deputy

EXHIBIT A

All that portion of Lot 7 and Lot 13, Section 20, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying North of the First Unit Main Drain and South of the 1-K Drain of the Klamath Project, being more particularly described as follows:

Beginning at a point where the Southerly right of way line of the 1-K Drain intersects the East boundary of said Section 20, which point bears South 109.8 feet from the Northeast corner of said Section 20; thence South, along the Section line 541.0 feet, more or less, to the Northerly right of way line of the First Unit Main Drain; thence along said Northerly right of way line of the First Unit Main Drain South 74° 37' West 150 feet; thence on a curve to the right with a 393 foot radius and a distance of 149.7 feet, measured in 50 foot chords; thence North 83° 33' West, 141 feet; thence on a curve to the left with a 371 foot radius and a distance of 286.1 feet, measured in 50 foot chords; thence South 52° 15' West, 400.00 feet; thence South 67° 25' West 321.1 feet, more or less, to a point on the West line of Lot 7 of Section 20; thence North along the West line of Lot 7 and Lot 13 of Section 20, 1120.2 feet, more or less, to a point in the Southerly right of way line of the 1-K Drain, which point bears South 10 feet from the Northwestern corner of said Lot 13 of Section 20; thence North 89° 55' East, along the Southerly right of way line of said 1-K Drain, 631.0 feet; thence on a curve to the right with a 563 foot radius and a distance of 86.9 feet; thence South 81° 04' East 606.7 feet, more or less, to the point of beginning.

SAVE AND EXCEPTING 30 feet off the East side of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 20, Township 39 South, Range 9 East of the Willamette Meridian.

ALSO SAVING AND EXCEPTING the following:

A tract of land situated in Lots 7 and 13, Section 20, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the intersection of the Southerly line of the 1K Drain and the Westerly right of way line of the Old Midland Highway; thence Northwesterly along the Southerly right of way line of the 1K Drain, 680 feet; thence continuing Westerly along said drain 700 feet; thence South 400 feet; thence East to a point that is South, 350 feet from the point of beginning and located on the Westerly right of way line of said highway; thence North along said highway 350 feet to the point of beginning.

Subject to:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded July 24, 1926 in Book: 73 Page: 142.
3. As disclosed by the assessments 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.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

this 31st day of March A.D. 1983 at 2:46 o'clock P. M.
duly recorded in Vol. M83, of Deeds on p. 4786.

8.00

By EVLYN BIEHN, County Clerk
[Signature]