

1-1-74 25787

WARRANTY DEED

Vol. 1783 Page 16619

KNOW ALL MEN BY THESE PRESENTS, That FRONTIER ENTERPRISES, A Partnership

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GLENN R. BARRETT, hereinafter called 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:

A parcel of land situated in Section 34, Township 39 South, Range 12 East of the Willamett Meridian, MORE PARTICULARLY described on the reverse.

(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

and that 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 \$ 70,000.00

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 26 day of September, 1983; 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)

Frontier Enterprises by: Robert L. Horton by: Greta M. Horton

STATE OF OREGON, County of Klamath, September 26, 19 83

STATE OF OREGON, County of, 19

Personally appeared and 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

Personally appeared the above named Robert L. Horton and Greta M. Horton and acknowledged the foregoing instrument to be their voluntary act and deed.

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: Notary Public for Oregon My commission expires: 8-5-87

Before me: Notary Public for Oregon My commission expires:

Form with fields for GRANTOR'S NAME AND ADDRESS, GRANTEE'S NAME AND ADDRESS, and After recording return to: Bonanza 47623

STATE OF OREGON, 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/reel/volume No. or as document/fee/file/instrument/microfilm No. Record of Deeds of said county. Witness my hand and seal of County affixed.

'83 SEP 27 PM 4 31

Order NO. K-36517

16620

DESCRIPTION

The following described real property situate in Klamath County, Oregon:
SE $\frac{1}{4}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$, Section 34, Township 39 South, Range 12
East of the Willamette Meridian, SAVING AND EXCEPTING from the SE $\frac{1}{4}$
SE $\frac{1}{4}$ those portions described as follows:

Beginning at a point which is 350 feet North of the Southeast corner
of Section 34, Twp. 39 S. R. 12 E.W.M., thence West 572.3 feet to the
East boundary of the Gale Lateral right of way, thence North 13°42'
East along the aforesaid right of way 51.5 feet; thence North 6°18'
West along said right of way 104.6 feet; thence East 573 feet, more
or less, to the East line of said Section 34, thence South 154 feet
to the point of beginning.

ALSO, Excepting: Beginning at the Southeast corner of SE $\frac{1}{4}$ SE $\frac{1}{4}$
Section 34 Twp. 39 S., R. 12 E.W.M., thence Westerly following the
section line 679.7 feet to a point; thence North 0°53' East 47.6
feet to a point; thence North 52°19' East 55 feet to a point; thence
North 13°42' East 276.1 feet to a point; thence East 572.3 feet to
the East line of said Section 34; thence South following said
section line to the point of beginning.

ALSO, Excepting that portion of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 34 deeded to
Klamath County for road purposes in Deed Volume 286 page 520, records
of Klamath County, Oregon.

ALSO SAVING AND EXCEPTING from all property described above those
portions deeded to United States of America, for canals and laterals
in Deed Volume 69 page 539, Deed Volume 69 page 540, and Deed Volume
69 page 326, records of Klamath County, Oregon.

SUBJECT TO RESERVATIONS, RESTRICTIONS, RIGHTS OF WAY OF RECORD AND
those apparent upon the land; The assessment roll and the tax roll
disclose that the within described premises were specially assessed
as farm land pursuant to ORS 308.370 & 308.403; Liens and Assessments
of Klamath Project and Langell Valley Irrigation District; Taxes for
1983-84.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 27th day of Sept. A. D. 1983 at 4:31 o'clock PM

duly recorded in Vol. M83, of Deeds on file 16619

Fee: \$8.00

EVELYN BIEHN, County

By *[Signature]*