

31572

TA-6-38-M-27007-0
38-27008
WARRANTY DEED (INDIVIDUAL)

Vol. 1183 Page 21357

EMERY L. HARDCASTLE and LETA M. HARDCASTLE, husband and wife
JOHN M. BOSSE and JANET M. BOSSE, husband and wife
of Klamath, State of Oregon, described as: all that real property situated in the County

SEE ATTACHED EXHIBIT "A"

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
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 \$ 63,900.00

Dated this 14th day of December, 1983

Emery L. Hardcastle
Leta M. Hardcastle

STATE OF OREGON, County of Klamath) ss.
On the 14th day of December, 1983 personally appeared the above named
Emery L. Hardcastle and Leta M. Hardcastle and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Susan
Notary Public for Oregon
My commission expires: 11-22-86

* 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 M. Bosse
5320 Bartlett
Klamath Falls, Ar.
97601

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

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 Title
Deputy

EXHIBIT "A"

A portion of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 14, 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 a point on the Westerly boundary of the right of way line of Homedale Road, which point is on the Southerly boundary of the U.S.R.S. Drain Ditch running East and West across the Northerly part of the said NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, running thence South along the Westerly boundary line of said Homedale Road a distance of 872.4 feet to a point; thence West 81 feet to the true point of beginning; thence continuing West to the Easterly right of way line of Klamath Project Drain #1-C-1-A-1; thence Southerly along said Easterly boundary line of said drain a distance of 110 feet to a point; thence East parallel to the South line of said NW $\frac{1}{4}$ NE $\frac{1}{4}$ a distance of 81 feet, more or less to a point which is South along a line parallel to the West right of way line of Homedale Road a distance of 110 feet from the point of beginning; thence North parallel to the West right of way line of Homedale Road a distance of 110 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. Reservations set forth in Deed from Fred McKendree and wife, to Fred D. Fletcher and wife, dated June 25, 1940 and recorded June 26, 1940 in Book 130 at page 191, Deed Records of Klamath County, Oregon.
3. An easement created by instrument, including the terms and provisions thereof,

Dated : June 26, 1905
 Recorded : May 18, 1907 Book: 22 Page: 479
 In favor of : United States of America
 For : Canals or ditches and transmission line across the NE $\frac{1}{4}$ of Section 14, Township 39 South, Range 9 East of the Willamette Meridian.

STATE OF OREGON,)
 County of Klamath)
 Filed for record at request of

on this 14th day of Dec. A.D. 19 83
 at 3:36 o'clock P M, and duly
 recorded in Vol. M83 of Deeds
 Page 21357

EVELYN BIEHN, County Clerk

By Ann Smith Deputy

Fee 8.00