

33570

WARRANTY DEED

Vol. 1784 Page 2406

KNOW ALL MEN BY THESE PRESENTS, That

LARRY D. CROWLEY and A. LYNETTE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by 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:

PARCEL 1:

Tracts 16 and 17 of 400 Subdivision, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM a tract of land described as follows:

Beginning at the Northeast corner of said Tract 16, marked by a 5/8 inch by 30 inch iron pin; thence North 89° 32' West along the South line of Lombardi Lane, 395 feet to a 5/8 inch by 30 inch iron pin; thence South 00° 28' West 150.00 feet to a 5/8 inch by 30 inch iron pin; thence South 89° 32' East 583.60 feet to a 5/8 inch by 30 inch iron pin; thence continuing South 89° 32' East 18.64 feet to the apparent centerline of the Klamath Irrigation District Canal and the Easterly line of said Tract 17; thence North 25° 46' West

MOUNTAIN TITLE COMPANY INC.

along said line 167.22 feet to the South line of said Lombardi Lane and the Northeast corner of said Tract 17; thence North 89° 32' West 18.64 feet to a 5/8 inch by 30 inch iron pin; thence continuing North 89° 32' West 114.68 feet to the point of beginning.

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 stated on the reverse side of this deed and 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 \$ 180,000.00

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 14th day of February, 1984;

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
County of Klamath
February 14, 1984

Personally appeared the above named LARRY D. CROWLEY and A. LYNETTE CROWLEY, husband and wife, who acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/87

A. Lynette Crowley
A. LYNETTE CROWLEY
STATE OF OREGON, County of Klamath) ss.
Personally appeared)
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)
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.

Notary Public for Oregon
My commission expires:

Mr. & Mrs. Larry D. Crowley
4960 Lombardi Lane
Klamath Falls, OR 97603
GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Joseph J. Bair
9743 Spring Lake Rd.
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath) ss.

I certify that the within instrument was received for record on the day of February, 1984, at 10 o'clock P.M., and recorded in book 1784 on page 2406 or as file/reel number 1784-2406. Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

By Recording Officer Deputy

PARCEL 2:

A tract of land situated in Tract 16 and 17, 400 Subdivision, a duly recorded subdivision in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Tract 16, marked by a 5/8 inch by 30 inch iron pin; thence North 89° 32' West along the South line of Lombardi Lane, 395 feet to a 5/8 inch by 30 inch iron pin; thence South 00° 28' West 150.00 feet to a 5/8 inch by 30 inch iron pin; thence South 89° 32' East 583.60 feet to a 5/8 inch by 30 inch iron pin; thence continuing South 89° 32' East 18.64 feet to the apparent centerline of the Klamath Irrigation District Canal and the Easterly line of said Tract 17; thence North 25° 46' West along said line 167.22 feet to the South line of said Lombardi Lane and the Northeast corner of said Tract 17; thence North 89° 32' West 18.64 feet to a 5/8 inch by 30 inch iron pin; thence continuing North 89° 32' West 114.68 feet to the point of beginning.

"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."

SUBJECT TO:

1. 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 and in addition thereto a penalty may be levied if notice of disqualification is not timely given.
 2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
 3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Basin Improvement District.
 4. The terms and provisions of instrument entitled "Notice to Persons intending to Plat Lands within the Klamath Basin Improvement District," recorded July 24, 1970, in Volume M70, page 6187, Microfilm Records of Klamath County, Oregon.
 5. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein. (Affects Parcels 1 and 2)
 Dated: May 29, 1980
 Recorded: May 30, 1980
 Volume: M80, page 9820, Microfilm Records of Klamath County, Oregon
 Amount: \$129,300.00
 Mortgagor: Larry D. Crowley and A. Lynette Crowley, husband and wife
 Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-P39800)
 6. 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: January 17, 1977
 Recorded: January 17, 1977
 Volume: M77, page 847, Microfilm Records of Klamath County, Oregon
 Amount: \$49,664.86
 Mortgagor: Jeanne Lee Whitlatch
 Mortgagee: Donna L. Rookstool
- Modification Agreement dated May 29, 1980, recorded May 30, 1980, in Volume M80, page 9815, Microfilm Records of Klamath County, Oregon
- The lien of the above Mortgage was subordinated to the lien of the Mortgage shown as Exception #5 above, by instrument dated May 30, 1980, recorded May 30, 1980, in Volume M80, page 9819, Microfilm Records of Klamath County, Oregon.
7. Variance as cited from Variance 78-56, recorded March 7, 1979, in Volume M79, page 5236, Microfilm Records of Klamath County, Oregon, to wit:
 "Variance in accordance with the terms of the Klamath County Ordinance 35 from 38.6 acres to approximately 1.85 acres."
 (Affects Parcel 2)
 8. An easement created by instrument, including the terms and provisions thereof, recorded March 13, 1979, in Volume M79, page 5762, Microfilm Records of Klamath County, Oregon, to wit:

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"a 20 foot, measured at right angles to said canal, ingress and egress easement adjacent to and along the Westerly line of said canal."

9. Right of Way Easement, including the terms and provisions thereof,
Dated: March 27, 1979
Recorded: May 7, 1979
Volume: M79, page 10292, Microfilm Records of Klamath County, Oregon
In favor of: Pacific Power & Light Company
For: Electric transmission and distribution line

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

on this 15th day of Feb. A.D. 19 84
at 4:03 o'clock P M, and duly
recorded in Vol. M84 of Deeds
Page 2406
EVELYN BIEHN, County Clerk
By *P. M. Smith* Deputy
Fee 12.00