

36096

ATC-27413

WARRANTY DEED (INDIVIDUAL)

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WALTER L. PATRICK and REBECCA S. PATRICK, husband and wife  
VICTOR G. DOWNER and DONNA R. DOWNER, 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  
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 \$ 40,400.00 \*

Dated this 16th day of April, 1984

Walter L. Patrick  
Rebecca S. Patrick

STATE OF TEXAS, County of EL PASO ) ss.

On this 24th day of April, 1984  
Walter L. Patrick and Rebecca S. Patrick personally appeared the above named  
instrument to be their voluntary act and deed.

Before me:

Kathie D. Thompson  
Notary Public for TEXAS

My commission expires: KATHIE D. THOMPSON, Notary Public  
For the State of Texas  
April 19, 1986

\* 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. Victor H. Downer  
5147 Tingley Rd.  
Klamath Falls, Oregon  
97601

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"

## DESCRIPTION OF PROPERTY

7097

A parcel of land located in the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 16, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin situated on the Southeasterly right of way of the Old Midland Road, said point located South a distance of 1795.5 feet, and South 77°15' East a distance of 168.0 feet from the Northwest corner of said Section 16; thence South 49°45' East a distance of 170.0 feet to an iron pin; thence South 2°55' East a distance of 166.9 feet, more or less, to an iron pin on the Northerly right of way of the U.S.B.R. A-3-1 (P-16) canal; thence Northeasterly along the Northerly right of way of said canal to the intersection of the Westerly right of way of the U.S.B.R. A-3 canal; thence Northwesterly along the Westerly right of way of said canal to the intersection with the Southeasterly right of way of the Old Midland Road; thence Southwesterly along the Southeasterly right of way of said road 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. An easement created by instrument, including the terms and provisions thereof, recorded April 30, 1930 in Book: 91 Page 210.
3. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded in Book: 24 Page: 495.
4. Mortgage, including the terms and provisions thereof, recorded July 22, 1977 in Book: M-77 Page: 13124 in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs, which Mortgage the grantees herein assume and agree to pay according to the terms contained therein.

STATE OF OREGON, )

County of Klamath )

Filed for record at request of

on this 30 day of April A.D. 19 84  
 at 10:39 o'clock A M, and duly  
 recorded in Vol. M84 of Deeds  
 Page 7096

EVELYN BIEHN, County Clerk

By Ann Smith DeputyFee 8.00