

38877

Aspen Title # M-27748
WARRANTY DEED (INDIVIDUAL)

Vol. M84 Page 12001

RONALD LEE TOMPKINS and PAMELA G. TOMPKINS, as tenants by the entirety.

FIRST INTERSTATE BANK OF OREGON CONSERVATOR FOR KENNETH S. RONNINGEN, hereinafter called grantor, convey(s) to

of KLAMATH, State of Oregon, described as: all that real property situated in the County

SEE ATTACHED EXHIBIT B.

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 \$ 97,500.00.

Dated this 16th day of July, 1984.

Ronald Lee Tompkins
Ronald Lee Tompkins

Pamela G. Tompkins
Pamela G. Tompkins

STATE OF OREGON, County of Klamath ss.

July 16, 1984 personally appeared the above named
instrument to be their voluntary act and deed.

Before me:

Darlene L. Adlington
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)

Ronald Lee Tompkins

Pamela G. Tompkins

TO

1st Interstate Bank of

Oregon Conservator for

Kenneth S. Ronningen.

After Recording Return to: Tapes:

1st Interstate Bank, Conservator

for Kenneth S. Ronningen

Trust Real Estate

P.O. Box 10566

Eugene, OR 97440

Form No. 9-960

(Previous Form No. TA 16)

Att: Rod Nolte

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

SUBJECT TO:

12002

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.

2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District.

Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Book M-70 at page 6187, Deed Records, as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District."

3. An easement created by instrument, including the terms and provisions thereof,

Dated	:	February 10, 1967	
Recorded	:	February 14, 1967	Book: M-67 Page: 986
In favor of	:	Short Enterprises, Inc.	
For	:	Road purposes over this and other property.	

4. An easement created by instrument, including the terms and provisions thereof,

Dated	:	April 25, 1908	
Recorded	:	April 29, 1908	Book: 24 Page: 131
In favor of	:	The United States	
For	:	Right of way	

By instrument recorded April 27, 1961 in Volume 329 at page 171, Deed Records, the above right of way was modified.

5. As disclosed by the assessment 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.

6. An easement created by instrument, including the terms and provisions thereof,

Dated	:	September 30, 1981	
Recorded	:	September 30, 1981	Book: M-81 Page: 17366
In favor of	:	Ronald James Sumner and Linda Kay Sumner	
For	:	Irrigation Ditch easement	

12003

EXHIBIT B

Beginning at a point in the old existing fence generally accepted as the South line of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, from which the monument marking the Southeast corner of Section 24, Township 39 South, Range 9 East, bears North $89^{\circ} 16'$ $50''$ East - 1899.6 feet distant; thence continuing along said generally accepted fence South $89^{\circ} 16' 50''$ West - 674.9 feet; thence North $0^{\circ} 12' 50''$ West - 150.0 feet; thence North $89^{\circ} 16' 50''$ East - 674.9 feet; thence South $0^{\circ} 12' 50''$ East - 150.0 feet to the point of beginning.

TOGETHER WITH the right of access for roadway purposes over and across a strip of land 60.0 feet in width extending along, and contiguous with, the Easterly boundary of the above described parcel.

ALSO TOGETHER WITH an easement over a parcel of land situate in the North half of the Northeast quarter of Section 25, 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 North line of Section 25, 774.9 feet East from the North quarter corner thereof; thence South $0^{\circ} 27'$ East to a point on the North line of the County Road; thence North $89^{\circ} 33'$ East along the North line of the County Road 60 feet to a point; thence North $0^{\circ} 27'$ West to a point on the North line of said Section 25; thence West along the North line of Section 25, 60 feet, more or less, to the point of beginning.

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

on this 17 day of July A.D. 19 84
at 11:32 o'clock A M, and duly
recorded in Vol. M84 of Mortgages
Page 12001

EVELYN BIEHN, County Clerk

By L. A. Smith Deputy

Fee 12.00