

39725

K-37215  
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

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ROBERT H. SMITH

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BILLY G. PATTERSON and LINDA K. PATTERSON, husband and wife, as to \*\*\*\*, 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:

\*\*\*\* an undivided  $\frac{1}{2}$  interest, and HERBERT W. CARLS and NORMA R. CARLS, husband and wife, as to an undivided  $\frac{1}{2}$  interest,

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.

(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 except taxes for 1984-85 which are now a lien but not yet payable

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 \$115,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ (The sentence between the symbols  $\textcircled{O}$ , 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 1st day of August, 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)

ROBERT H. SMITH

STATE OF OREGON,

County of Klamath

August 2, 1984

Personally appeared the above named

Robert H. Smith

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 8/27/87

STATE OF OREGON, County of \_\_\_\_\_ ss.

Personally appeared \_\_\_\_\_ and

\_\_\_\_\_, who, being duly sworn,

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 \_\_\_\_\_

\_\_\_\_\_, 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Billy G. Patterson and  
Mr. & Mrs. Herbert Carls  
Rt. 1, Box 604 A, K. Falls, OR  
97603

Until a change is requested all tax statements shall be sent to the following address.  
same as above

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

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/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as document/fee/file/instrument/microfilm No. \_\_\_\_\_

Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_ Deputy

EXHIBIT 'A'

13482

A tract of land situated in the NW $\frac{1}{4}$  of Section 7, Township 40 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the West boundary of said Section 7, said point being South 00°12'30" East along the center line of Klamath Falls-Malin State Highway a distance of 1065.50 feet from the 5/8 inch iron pin marking the Northwest corner of said Section 7; thence South 89°54'30" East parallel with the North line of said Section 7 a distance of 27.40 feet to a 5/8 inch iron pin on the Easterly boundary of the Klamath Falls-Malin Highway; thence continuing South 89°54'30" East a distance of 974.34 feet to a 5/8 inch iron pin; thence North 01°56'16" East along the centerline of irrigation ditch a distance of 402.78 feet; thence North 17°08'30" West a distance of 9.00 feet to the Southeast corner of a tract conveyed to David E. Roof and wife by deed recorded July 6, 1967 in Book M-67 at page 5057; thence South 89°39'30" West along the South line of said Roof tract a distance of 1019.50 feet to the centerline of Klamath Falls-Malin Highway and the Southwest corner of said Roof tract; thence South 00°12'30" East a distance of 408.50 feet to the point of beginning.

SUBJECT TO:

- 1) Easements and rights of way of record and apparent on the land.
- 2) Liens and assessments of Klamath Project and Klamath Irrigation District.
- 3) Access restrictions as set-out in deed from Karl F. Dehlinger, et ux to State of Oregon, by and through the State Highway Commission, dated June 14, 1949 and recorded July 16, 1949 in Deed Volume 232, on page 421, records of Klamath County, Oregon.
- 4) Said land is specially assessed as farm land and all deferred taxes will be due and payable when the reason for deferrment no longer exists.

STATE OF OREGON, )  
County of Klamath )

Filed for record at request of

on this 6th day of Aug. A.D. 19 84  
at 11:01 o'clock A M, and duly  
recorded in Vol. M84 of Deeds  
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**EVELYN BIEHN**, County Clerk

By Pam Smith Deputy

Fee 8.00