

DENNIS M. VAN ACKER and CARROL K. VAN ACKER, as tenants in common

WILLIAM V. FIGGESS and VIVINNI L. FIGGESS, husband and wife

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

A triangular parcel of land located in the Northeast corner of the SW $\frac{1}{4}$  of Section 10, Township 41 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Commencing at the Northeast corner of the SW $\frac{1}{4}$  of Section 10, Township 41 South, Range 11 East of the Willamette Meridian; extending thence West along the Northerly line of said SW $\frac{1}{4}$  366 feet, more or less, to the intersection of said line with the North-easterly right of way line of the Great Northern Railway; thence Southeasterly along the Northeasterly right of way line of said Railway a distance of 399 feet, more or less, to the North-South center line of said Section 10; thence North along said center line a distance of 162 feet, more or less, to the point of beginning.

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 \$ 17,000.00 .\*

Dated this 10th day of August, 19 84.

Dennis M. Van Acker

Carrol K. Van Acker

STATE OF OREGON, County of Klamath ) ss.

August 17, 1984 personally appeared the above named Dennis M. Van Acker and Carrol K. Van Acker and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Hail Weaver

Notary Public for Oregon

My commission expires: 8-25-88

\* 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)

Dennis M. Van Acker  
Carrol K. Van Acker

TO

William V. Figgess  
Vivinni L. Figgess

After Recording Return to:

Mr + Mrs William V. Figgess  
Wilson Rd. Hc62, Box 33  
Merrill, OR 97633

STATE OF OREGON, )

) ss.

County of \_\_\_\_\_

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.

\_\_\_\_\_  
Title

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

## SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. The rights of the public in and to that portion of the above property lying within the limits of roads and highways.
3. Perpetual easement in favor of Thomas W. Haley and Nora Haley, their heirs, and assigns, not to exceed 20 feet in width across the Southeasterly corner of said land for a road from the County Road on the East side of the land, across said parcel and over Great Northern Railway right of way, to other land belonging to Thomas W. Haley and Nora Haley, their heirs and assigns, located on the Southwesterly side of said Great Northern Railway right of way, said easement to run with the land, dated April 30, 1957 and recorded May 2, 1957 in Volume 291 at page 452 of the Klamath County Deed Records.
4. Right of way deeds, including the terms and provisons thereof, to the Great Northern Railway Company, executed May 11, 1931, recorded May 13, 1931 in Book 95 at page 274; another executed May 19, 1931, recorded May 20, 1931 in Book 95 at page 319, both filed in Deed Records of Klamath County, Oregon.
5. Acceptance of Reclamation Act, including the terms and provisions thereof, given by Etta Hyers to U.S.R.S., dated November 2, 1914, recorded November 4, 1914, in Book 42 at page 610, Deed Records of Klamath County, Oregon.

STATE OF OREGON, )

County of Klamath )

Filed for record at request of

on this 18 day of Sept. A.D. 19 84  
at 10:47 o'clock A M, and duly  
recorded in Vol. M84 of Deeds  
Page 16092

EVELYN BIEHN, County Clerk

By Sam Smith DeputyFee 8.00