

41728

WARRANTY DEED (INDIVIDUAL)

Vol. 1784 Page 16855

CHESTER L. WILSON and ADELINE E. WILSON, TRUSTEES UNDER THE CHESTER WILSON TRUST,

DATED NOVEMBER 8, 1978

EDWARD L. CRAIN and BONNIE CRAIN, husband and wife

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

See Attached Exhibit "A" for Legal Description

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
those contained in Exhibit "A" attached hereto

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 \$ 115,000.00.*Dated this 21st day of September, 19 84.Chester L. Wilson Trustee
Chester L. WilsonAdeleine E. Wilson Trustee
Adeleine E. WilsonTRUSTEES UNDER THE CHESTER WILSON TRUST, DATED
NOVEMBER 8, 1978STATE OF OREGON, County of KlamathOn this 20th day of September, 1984personally appeared the above named
CHESTER L. WILSON and ADELINE E. WILSON, Trustees and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Harlene T. Addington
Notary Public for OregonMy 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)

Chester L. WilsonAdeleine E. Wilson

TO

Edward L. CrainBonnie Crain

After Recording Return to:

Edward L. CrainBonnie Crain7441 Tingley Lane
Klamath Falls, OR97603

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

EXHIBIT "A"

16856

* A tract of land situated in the SW $\frac{1}{4}$ of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being the Northerly portion of that tract of land described in Deed Volume M-81 at page 8636, Parcel 1, Klamath County Deed Records, more particularly described as follows:

Beginning at a point on the West line of said Section 21 North 00° 08' 31" East 1016.81 feet from the Southwest corner of said Section 21; thence South 85° 50' 21" East 30.07 feet to a 5/8 inch iron pin with plastic cap; thence continuing South 85° 50' 21" East 132.14 feet; thence North 83° 24' 14" East 184.49 feet to the Southwesterly right of way line of the U.S.B.R. C-4-E Lateral; thence following said right of way line: North 43° 05' 00" West 455.67 feet, along the arc of a curve to the left (radius = 547.96 feet, central angle = 04° 48' 34") 46.00 feet to the West line of said Section 21; thence South 00° 08' 31" West 374.48 feet to the point of beginning, including that portion within Tingley Lane, with bearings based on Survey No. 1680, as recorded in the office of the Klamath County Surveyor.

SUBJECT TO:

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 Volume M-70 at page 6187, 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 : January 20, 1906
 Recorded : April 10, 1906 Book: 19 Page: 636
 In favor of : United States of America
 For : Construction of canals, ditches, telephone and electric transmission lines over S $\frac{1}{2}$ SW $\frac{1}{4}$

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

Dated : April 30, 1908
 Recorded : May 1, 1908 Book: 24 Page: 149
 In favor of : United States of America
 For : Government Lateral over S $\frac{1}{2}$ SW $\frac{1}{4}$

5. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$48,000.00

Dated : November 7, 1973
 Recorded : November 19, 1973 Book: M-73 Page: 15217
 Mortgagor : Blair M. Henderson and Patricia E. Henderson
 Mortgagee : Klamath First Federal Savings & Loan Association

6. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$1,746.00

Dated : February 22, 1979
 Recorded : May 16, 1979 Book: M-79 Page: 11189
 Mortgagor : Blair M. Henderson and Patricia E. Henderson
 Mortgagee : Pacific Power & Light Company

7. 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.

8. No liability is assumed if a financing statement is filed in the office of the County Clerk covering growing crops or fixtures wherein the land is described other than by metes and bounds, the rectangular survey system or by recorded lot and block.

16855

EXHIBIT "A"

16857

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 28 day of Sept. A.D. 1984 at 4:14 clock P.M., and

duly recorded in Vol. M84 of Deeds on Page 16855

EVELYN BIEHN, County Clerk

By [Signature]

Fee: \$12.00