

-WARRANTY DEED-

ROBERT H. MITCHELL and N. GAIL MITCHELL, husband and wife, Grantors, convey and warrant to DENNIS D. DAVIS and PATRICIA R. DAVIS, husband and wife, and LARRY L. PEDEN and JUDITH L. PEDEN, husband and wife, Grantees, the following described real property, free of encumbrances except as specifically set forth herein:

A parcel of land situated in the S $\frac{1}{2}$ S $\frac{1}{2}$ NE $\frac{1}{4}$ Section 1, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the East one-quarter corner of Section 1; thence North 89°45'40" West 30.00 feet to a 3/4" iron rod at the intersection with the Westerly right of way line of Oregon State Highway 39; thence North 00°15'29" East 229.06 feet along the Westerly right of way line of said Highway 39 to a 5/8" iron rod, being a corner of said parcel, the true point of beginning; thence North 89°45'40" West 950.84 feet to a 5/8" iron rod; thence South 00°15'29" West 229.06 feet to a 5/8" iron rod at the intersection with the center one-quarter section line of Section 1; thence North 89°45'40" West 1663.99 feet along the center one-quarter section line of Section 1 to the center one-quarter corner of Section 1 marked by a 5/8" iron rod; thence North 00°04'23" East 664.33 feet along the center one-quarter section line of Section 1 to a point; thence South 89°46'18" East 2616.98 feet to a point at the intersection with the Westerly right of way line of said Highway 39; thence South 00°15'29" West 435.75 feet along the Westerly right of way line of said Highway 39 to the point of true beginning.

The basis of bearing Minor Land Partition No. 79-82 on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM a 40 foot wide strip of K.I.D. Drain over and across the S $\frac{1}{2}$ S $\frac{1}{2}$ NE $\frac{1}{4}$ Section 1, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

SUBJECT TO AND EXCEPTING:

(1) Reservations, restrictions, easements and rights of way of record and those apparent upon the land; (2) Regulations, including levies, assessments, water and irrigation rights and easement for ditches and canals, of Klamath Irrigation District; (3) Rights of the public in and to any portion of said premises lying within the limits of roads and highways; (4) As disclosed by the assessment and tax roll, the premises 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 this special assessment was in effect for the land; and (5) Trust Deed, including the terms and provisions thereof, with interest thereon and such

WILLIAM P. BRADEN
A PROFESSIONAL CORPORATION
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

1. WARRANTY DEED

future advances as may be provided therein, given to secure the payment of \$48,000.00 dated September 12, 1975, recorded September 12, 1975 in Book M-75, Page 10892 of Records of the County Clerk of Klamath County, wherein Robert H. Mitchell and N. Gail Mitchell, husband and wife are Trustors, William Ganong, Jr. is Trustee, and First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, is Beneficiary, which the Grantees hereby expressly assume and agree to pay according to the terms thereof and to save the Grantors harmless therefrom.

The true and actual consideration for this conveyance is \$135,000.00.

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.

Until a change is requested, all tax statements shall be mailed to Grantees at: _____

DATED this 25TH day of October, 1984.

RETURN TO:
ASPEN TITLE
600 Main Street
Klamath Falls, OR 97601

Robert H. Mitchell
Robert H. Mitchell

N. Gail Mitchell
N. Gail Mitchell

STATE OF OREGON)
County of Klamath) ss. October 25, 1984

Personally appeared the above-named Robert H. Mitchell and N. Gail Mitchell, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Susan
Notary Public for Oregon
My Commission expires: 6-27-88

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

on this 25th day of October A.D. 19 84
at 3:36 clock P M, and duly
recorded in Vol. M84 of Deeds
Page 18355

EVELYN BIEHN, County Clerk
By [Signature] Deputy
Fee 8.00 Index: \$1.00

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