

44148

Aspen Title # M-2779 Vol 188 Page 20944
 WARRANTY DEED (INDIVIDUAL)

CARL P. CLEMENT and C. PRESTON CLEMENT and KAREN CLEMENT, as tenants by the entirety,
 not as tenants in common but with right of survivorship hereinafter called grantor, convey(s) to
 CLEM J. PINE and ANN J. PINE, husband and wife
 all that real property situated in the County
 of Klamath State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY
 PARTICULAR USE MAY BE MADE OF THE PROPERTY
 DESCRIBED HEREIN. A BUYER SHOULD
 CHECK WITH THE CLERK OF THE COUNTY
 RECORDS DEPARTMENT TO VERIFY APPLICABLE ZONING.

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 \$ 79,000.00

Dated this 10th day of December, 1984

C. Preston Clement
Karen Clement

STATE OF OREGON, County of COOS ss.

C. Preston Clement + Karen Clement 1984 personally appeared the above named
 instrument to be their voluntary act and deed and acknowledged the foregoing

Before me

Martha E. Little

Notary Public for Oregon

My commission expires 12/31/1985

- * 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)

STATE OF OREGON,

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, attested

After Recording Return to: & Taxes:

Mr. & Mrs. Clem J. Pine
 2441 Unity
 Klamath Falls, OR 97603

By Deputy

20945

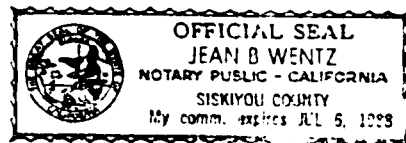
CALIFORNIA
STATE OF ~~OREGON~~.

County of Siskiyou

} ss.

BE IT REMEMBERED, That on this 14th day of December, 19 84,
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within
named Carl P. Clement

known to me to be the identical individual described in and who executed the within instrument and
acknowledged to me that he executed the same freely and voluntarily.



GENERAL ACKNOWLEDGMENT
Form No. 0-16

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.

Jean B. Wentz
Notary Public for ~~OREGON~~ California
My Commission expires July 5, 1988

EXHIBIT "A"

PARCEL 1:

A tract of land situated in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 1, 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 the North center of Section 1; thence East to the Northwest corner of Deed 258767; thence South 742.4 feet to the true point of beginning; thence East 165.6 feet; thence South 119.3 feet; thence West 165.6 feet; thence North 139.3 feet to the point of beginning.

EXCEPTING THEREFROM the South 20 feet.

PARCEL 2:

A portion of the W $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 1, 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 which is 660 feet Westerly on the Northern right of way line of the Dalles-California Highway from the Southeast corner of the SW $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, and thence North 1241.46 feet, more or less, to a point which is the Southeast corner of a strip of land 139.3 feet wide..." as described in deed from Allen Nelson and Beulah Golden to James Williams Parks recorded in Volume 100 at page 4, Deed Records of Klamath County, Oregon; thence South 227.0 feet West, along the Southerly line of said strip of land, a distance of 227.0 feet to the true point of beginning of this description; thence continuing South 84° 28' West, along the Southerly line of said strip of land, a distance of 242.6 feet; thence South a distance of 226.7 feet, more or less, to the South bank of the Enterprise Irrigation District Ditch; thence Southeasterly along the South bank of said ditch, to a point which is South a distance of 396 feet from the point of beginning; thence North a distance of 396 feet, more or less, to the point of beginning.

Reserving a permanent and perpetual right of way 15 feet in width along and over the Westerly side of the premises above described, as reserved in deed from John Wilbur Short, et al., to Earl Sharp and Christine Sharp, dated December 10, 1926, recorded March 30, 1937 in Book 100 at page 314, Deed Records of Klamath County, Oregon.

SUBJECT TO: 1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District, and as per Ordinance No. 29, recorded May 24, 1982 in Book M-83 at page 8062.

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

on this 17th day of December A.D. 19 84
at 10:55 o'clock A. M. and as
recorded in Vol. M84 of Deeds
Page 20944
EVELYN BIEHN, County Clerk
By [Signature] Deputy
Fee 12.00 Index: \$1.00