

48306

## WARRANTY DEED

Vol. 1485 Page 6417

KNOW ALL MEN BY THESE PRESENTS, That PAUL D. PARKER and MARY F. PARKER,  
husband and wife  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TOM E. FROWNFIELDER,  
JR. and CAROLEE FROWNFIELDER, husband and wife  
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 thereto belonging or ap-  
pertaining, situated in the County of Klamath State of Oregon, described as follows, to-wit:

LEGAL DESCRIPTION, ATTACHED HERETO AND MADE A PART HEREOF.

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 as  
shown on the reverse of this deed and those of record and apparent upon the land, if  
any, as of the date of this deed,

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 \$13,000.00

However, the actual consideration consists of or includes other property or value given or promised which is  
the whole of the consideration (indicate which). (The sentence between the symbols @, 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 30 day of April, 1985;  
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)

Paul D. Parker  
Paul D. Parker

Mary F. Parker  
Mary F. Parker

STATE OF OREGON,

County of Klamath } ss.  
April 30, 1985

Personally appeared the above named  
Paul D. Parker & Mary F. Parker

and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

Before me:  
Charles J. Vukobratovic  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: 6-16-88

Notary Public for Oregon  
My commission expires:

(OFFICIAL  
SEAL)

Paul D. Parker & Mary F. Parker

GRANTOR'S NAME AND ADDRESS

Tom E. Frownfelder Jr. & Carolee Frownfelder

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE KFS-VL

540 Main

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of \_\_\_\_\_ } ss.

I certify that the within instru-  
ment 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

GEORGE YIMPOREAN

RECEIVED J. H. HARRIS AND LARRY E. BARNES

6418

1. Rights of the public in and to any portion of the herein described  
limits of streets, roads or highways.

2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project and Klamath Irrigation District.

4. Reservations and restrictions contained in Acceptance from N.S.P.  
United States of America, dated (no date) recorded November 28, 1914 in Deed Vol  
Washington County, Oregon, as follows:

to amend and reform any water

"It is agreed that this acceptance will operate as if it were made by the United States for above described lands; rights application made to the United States for said act in so far as such application may be applicable to such lands and to said application shall have effect to conform to the terms and conditions of said act."

Acceptance, including the terms and provisions thereof, given by Altamont, Inc. and George Noland, to the United States of America, dated (

Company, a corporation, (date), recorded November 30, 1914 in Deed Vol \_\_\_\_\_, Oregon.

6. Easement, including the term "Easement" as disclosed by Deeds 17, 1971 single man, and Leland Cheyne and Bonita H. Cheyne, dated November 17, 1960 in States of America, dated November 15, 1958, Oregon.

7. Easements, including the terms and provisions thereof, dated December 11, 1974 in and to be recorded July 9, 1974 in Klamath County, Oregon, as follows:

Volume M71, page 1337, recorus  
Microfilm Records M79, page 8360, recorus along the Northernly boundary  
" an easement 14 feet wide along the Northernly boundary and maintenance repair  
" to be used for irrigation ditch and pipelines and pipelines to be used  
" to be used for irrigation ditch and pipelines and pipelines to be used

properly  
replacement of the same.

PLANNING DEPARTMENT

Before me, \_\_\_\_\_, a Notary Public in and for the State of \_\_\_\_\_, personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. I certify that this instrument is the act and deed of the person whose name is subscribed to the same.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Notary Public in and for the State of \_\_\_\_\_

My commission expires this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

STATE OF OREGON

Count of  
I certify that the within in-  
ment was received by

page 10  
in duplicate, volume No. 10  
of 10  
has been  
noted on the

made in connection with the above-mentioned case, and is being sent to the following address:

TO THE HONORABLE THE SECRETARY OF THE ARMY  
WASHINGTON, D. C.  
FROM THE HONORABLE THE SECRETARY OF THE ARMY  
WASHINGTON, D. C.  
SUBJECT: [Illegible]

*[Faint, illegible text from the reverse side of the page]*

## DESCRIPTION

6419

## PARCEL 1

A parcel of land situated in the NW $\frac{1}{4}$  of Section 3, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath State of Oregon, being more particularly described as follows:

Commencing at the Northwest corner of said Section 3; thence North 89°54'58" East along the Northerly line of said Section 3, 342.02 feet; thence leaving said section line South 00°50'02" East 30.00 feet to a 5/8 inch iron pin on the Southerly right of way line of Old Midland said point being the point of beginning for this description; thence North 89°54'58" East along the said right of way line 237.66 feet to a 5/8 inch iron pin; thence leaving said right of way line South 00°05'02" East 401.64 feet to a 5/8 inch iron pin on the Northerly right of way line of the KID C-4 Lateral; thence North 73°38'02" West along said Northerly right of way line 247.80 feet to a 5/8 inch iron pin; thence leaving said right of way line North 00°05'02" West 331.48 feet to the point of beginning.

## PARCEL 2

A parcel of land situate in the NW $\frac{1}{4}$  of Section 3, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath State of Oregon, being more particularly described as follows:

Commencing at the Northwest corner of said Section 3; thence North 89°54'58" East along the North line of said Section 3, 579.68 feet; thence leaving said section line South 00°05'02" East 30.00 feet to a 5/8 inch iron pin on the Southerly right of way line of Old Midland Road, said point being the point of beginning for this description thence North 89°54'58" East along said right of way line, 201.92 feet to a 5/8 inch iron pin; thence leaving said right of way line South 00°05'02" East 461.27 feet to a 5/8 inch iron pin on the Northerly right of way line of the KID C-4 Lateral; thence North 73°38'02" West along said right of way line 210.53 feet to a 5/8 inch iron pin; thence leaving said right of way line North 00°05'02" West 401.64 feet to the point of beginning.

STATE OF OREGON, )

County of Klamath )

Filed for record at request of

on this 1st day of May A.D. 19 85  
 at 12:43 o'clock P M, and duly  
 recorded in Vol. M85 of Deeds  
 Page 6417

EVELYN BIEHN, County Clerk

By Pam Smith DeputyFee \$13.00