57343

21 480 M-2948€



Vol_**M86** Page_879

CONVENTS to KENNETH E. SMITH and MAUDIE L.	SMITH, husband	, hereinafter called grant and wife
		all that real property situated in t
County of <u>Klamath</u> , State of Orego	on, described as	
SEE ATTACHED F FOR LEGAL DESCRI		
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS II SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACCURANCE FEE TITLE TO TH	NSTRUMENT IN VIOLATION O LE PROPERTY SHOULD CHECK	APPLICABLE LAND USE LAWS AND REGULATIONS BE WITH THE APPROPRIATE CITY OR COUNTY PLANNING D
THIS INSTRUMENT DOES NOT GUARANTEE THAT AI DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD NING DEPARTMENT TO VERIFY APPROVED USES.	NY PARTICULAR U CHECK WITH THE	SE MAY BE MADE OF THE PROPE APPROPRIATE CITY OR COUNTY PL
and covenant(s) that grantor is the owner of the ab	ove described pro	perty free of all encumbrances ex
and will warrant and defend the same against all persor		claim the same, except as shown a
The true and actual consideration for this tr	CHERY CHERY AND A	DEMAXARIES HEXX TO TRANSPORT
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PARCEL 1:

A piece or parcel of land situated in the NE% of Section 24, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as tollows:

Beginning it a point on the East boundary of Section 24, Township 39 Beginning it a point on the bast boundary of Sections which the from South, Bange 9 hast of the Willamette Meridian from which the from and south, Bange 9 hast of the Willametre common to Sections 13, 18, 24 and monument marking the section corner common to Sections 13, 18, 24 and 19, Township 3' South, Range 9 and 10 East of the Willamette Meridian, bears North 85%.1 feet distant; thence along existing fences accepted as marking the Southerly boundary of that parcel of land conveyed at Page (35 of Volume '11 of the Klamath County Deed Records, South 88° 57' West 33.9% feet to an iron pipe reference monument in the existing Westerly fence floor the Klimath Palls-Merrill Highway; thence South 882 577 West ploar the existing fence to an iron pipe; thence South 468.5 feet ilour the existing fence to an iron pipe; thence South 80° 10' 50" West 1/41.7 feet along the existing fence to an iron pipe, element to the monument; thence Fouth 89° 10' 50" West 103.3 feet more or less to the existing center line of the U.S.B.R. Dixon Drain as the same is presently existing conter the of the 0.3.5.6.6. Dixon Diath ab the bland is presenting located and constructed; thence leaving the Southerly boundary of said parcel conveyed at page 335 of Volume 211 of the Deed Records of Klamath County, South 41" 5.2 10" West along the exising center line of said total the the fact to the conter line intersection of the Dixon Drain and drain 680.3 fert to the center line intersection of the Dixon Drain and drain 680.3 feet to the center line intersection of the Dixon Drain and the A-4 lateral as the same are presently located and constructed; there South 62.9 feet along the existing center line of the A-4 Lateral to a point; thence North 89° 05' 40" East 22.9 feet, more or less to an iron pip-reference monument; thence North 89° 05' 40" East 1084.0 feet along said existing fence to an iron pipe; thence South 2° 34' 20" West 4.2 feet along an existing fence to an iron pipe; thence North 89° 27' 20" East 797.5 feet along an existing fence to an Iron pipe; thence North 89° 28' 50" fast 702.0 feet to an iron pipe reference monument in the Westerly fence along said Klamath Falls-Merrill Highway; thence North 89° 28' 50" East 40.0 feet to a point on the Easterly boundary of said Section 24; thence 40.0 feet to a point on the Easterly boundary of said Section 24; thence North 1050.5 feet along said Section line to the point of beginning.

PARCEL 2:

A piece or parcel of land situated in the NEW of Section 24, Township 19 South, Ringe 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, teing more particularly described as follows:

Beginning at a point on the East boundary of Section 24, Township 39 South, Range 9 East of the Willamette Meridian from which the iron monument marking the section corner common to Sections 13, 18, 24, and 19, Town-ship 39 South, Range 9 and 10 East of the Willamette Meridian bears North MED 1 (set distants the section continuing South 1950 to to the theory Couth 859.1 feet distint; thence continuing South 1050.5 feet; thence South 859.1 (set distint; thence continuing South 10 million Ven 797.5 89' 28' 50" West (42 Leet; thence South 89° 27' 20" West 797.5 test to the true point of beginning; thence North 2" Bat on" East 4.7 feet; thence South 89" 05' 40" West 1106.9 feet to the Fist East right of way line of the A4 lateral; thence South 5.2 test; thence North 59° 051 40" East to the point of beginning.

SUBJECT TO:

- Rights of the public in and to any portion of the herein described premises lying within the boundaries of street, roads or highways. 1.
- 2. As disclosed by the tax roll the premises herein described have been zoned or classified for farm use. At any time that said land is qualified for such use, the property may be subject to additional taxes or penalities and interest.
- Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District. ٦.
- 4. 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.

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