

59877

KNOW ALL MEN BY THESE PRESENTS, That ILLYS A. REEVES

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GLEN D. COX and NANCY L. COX, husband and wife, hereinafter called 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 thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE REVERSE SIDE FOR LEGAL DESCRIPTION

- continued on the reverse side of this deed -

## MOUNTAIN TITLE COMPANY

This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring the title to the property should check with the appropriate city or county planning department to verify approved uses."

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 stated on the reverse side of this deed, and those 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 \$ 64,000.00

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 4th day of April, 1986; in 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.

ILLYS A. REEVES

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath, ss.

County of Klamath, ss.

Personally appeared the above named

ILLYS A. REEVES

and acknowledged the foregoing instrument to be his voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires: 11/16/87

STATE OF OREGON, County of Klamath, ss.

Personally appeared \_\_\_\_\_, 19\_\_\_\_, and \_\_\_\_\_, who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of \_\_\_\_\_

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires:

Illys A. Reeves

365 Tenwood Dr.  
Eagle Point, OR 97524

Glen D. Cox and Nancy L. Cox  
P.O. Box 413  
Molokini, OR 97632

After recording return to:

SALE AS GRANTEE

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

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 \_\_\_\_\_ or as file/reel number \_\_\_\_\_

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By

Recording Officer  
Deputy

PARCEL 1: The East 136 feet of the SW $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 4, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the East 30 feet for road purposes and EXCEPTING THEREFROM that portion lying North of the Shasta View Irrigation Ditch, Klamath County, Oregon.

PARCEL 2: A tract of land in the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 4, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of said SE $\frac{1}{4}$  NW $\frac{1}{4}$ ; thence East along the South line of said SE $\frac{1}{4}$  NW $\frac{1}{4}$  to the West boundary of the Shasta View Irrigation Ditch running Northwesterly and Southeasterly through said SE $\frac{1}{4}$  NW $\frac{1}{4}$ ; thence Northwesterly along the Westerly boundary of said Ditch to its intersection with the West line of said SE $\frac{1}{4}$  NW $\frac{1}{4}$ ; thence South along the West line of said SE $\frac{1}{4}$  NW $\frac{1}{4}$  to the point of beginning, EXCEPTING THEREFROM THAT portion lying within the County Road.

AND EXCEPTING THEREFROM a tract of land in the SE $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 4, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the South line of SE $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 4, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, which point is East 450 feet and four inches from the Southwest corner of said SE $\frac{1}{4}$  NW $\frac{1}{4}$ ; and running thence North parallel with the West line of said SE $\frac{1}{4}$  NW $\frac{1}{4}$  a distance of 268 feet to the Westerly line of the Shasta View Irrigation District Ditch; thence Southeasterly along the Westerly line of said Ditch to the South line of said SE $\frac{1}{4}$  NW $\frac{1}{4}$ ; thence West along said South line of said SE $\frac{1}{4}$  NW $\frac{1}{4}$  to the point of beginning. EXCEPTING THEREFROM that portion lying within the County Road.

SUBJECT TO:

1. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last ten (10) or lesser number of years in which the farm use assessment was in effect for the land and in addition hereto a penalty may be levied if notice of disqualification is not timely given.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Shasta View Irrigation District.
3. An easement created by instrument, including the terms and provision thereof, Dated: May 18, 1948  
Recorded: June 24, 1948  
Volume: 221, page 43, Deed Records of Klamath County, Oregon  
In favor of: The California Oregon Power Company  
For: Installation of a Down Guy and Down Guy Anchor  
Affects: North of and adjacent to the East-West County Road (SW  $\frac{1}{4}$  NW  $\frac{1}{4}$ )
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Basin Irrigation District.
5. Subject to the terms and provisions of that certain instrument recorded July 24, 1970, in Volume M70 at page 6187, Microfilm Records of Klamath County, Oregon, as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District."
6. Contract and Grant of Easement, including the terms and provisions thereof, Dated: May 9, 1973  
Recorded: August 8, 1973  
Volume: M73, page 10344, Microfilm Records of Klamath County, Oregon  
Between: Shasta View Irrigation District and Albert Francis Smith, Jr. and Barbara Ann Smith, husband and wife  
For: Irrigation purposes

The rights of Shasta View Irrigation District were duly assigned to the United States of America by instrument recorded November 14, 1975, in Volume M75, page 13760, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of April A.D. 19 86 at 3:07 o'clock P. M., and duly recorded in Vol. M86  
of Deeds on Page 5585

FEES \$14.00

Evalyn Biehn,  
By \_\_\_\_\_ County Clerk