

1967/50

98501

KNOW ALL MEN BY THESE PRESENTS, That Joe H. Wright

_____ hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by Charles Payne and Winifred Payne, 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: Commencing at an Iron Pin at the Centerline Intersection of Washburn Way and Joe Wright Road; Thence along the Center line of Joe Wright Road, South 89°43' West, 800.17 feet more or less to the Southwesterly boundary of the A-3 laterals for the true point of beginning; Thence along the boundary of the A-3 Lateral North 16°16' West, 12.08 feet; Thence 80.62 feet along the Arc of a curve left (which Arc has a Radius of 266.48 feet and a Long Chord of North 24°56' West, 80.31 feet); Thence North 33°36' West, 84.00 feet; Thence leaving said Lateral Boundary South 89°43' West, parallel with Joe Wright Road, 440.29 feet; Thence South, 154.81 feet to the centerline of Joe Wright Road; Thence along said centerline, North 89°43' East, 524.02 feet to the true point of beginning, Less that part of the above described Tract lying within Joe Wright Road.

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 Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith; all contracts, water rights, proceedings, taxes and assessments relating to the Klamath Basin Improvement District, and all rights of way for roads, ditches, canals, and conduits, if any there may be; rights of the public in and to any portion of said premises lying within the limits of roads and highways,

and that grantor will warrant and forever defend the above granted 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 \$ 14,000.00

① However, the actual consideration consists of or includes other property or value given or promised which is ~~the whole~~ consideration (indicate which).①

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 10th day of November, 1970

STATE OF OREGON, County of Klamath) ss. November 10, 1970
Personally appeared the above named Joe H. Wright

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

Before me: *Dolores Down*
Notary Public for Oregon
My commission expires 1-22-73

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

Charles W Payne
2303 Joe Wright
Klamath Falls Ore
97603

(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instru-
ment was received for record on the
28th day of March, 1989,
at 2:09 o'clock P.M., and recorded
in book M89 on page 5178
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Evelyn Biehn

County Clerk Title

By *Dolores Down* Deputy

Fee \$8.00

89 MAR 29 PM 2 09