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Vol. m89 Page 6439  
STATE OF OREGON

WHEN RECORDED MAIL TO:

JAMES A. & LYDIA M. ALLEN  
14343 SPRING LAKE ROAD  
KLAMATH FALLS, OREGON 97603(Don't use this  
space; reserved  
for recording  
label in coun-  
ties where  
used.)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  
filing fee number \_\_\_\_\_, Rec-  
ord of Deeds of said County.Witness my hand and seal of County  
affixed.By \_\_\_\_\_ Title \_\_\_\_\_  
Deputy

MAIL TAX STATEMENTS TO:

JAMES A. & LYDIA M. ALLEN  
14343 SPRING LAKE ROAD  
KLAMATH FALLS, OREGON 97603

## WARRANTY DEED

BONITA H. CHEYNE, surviving tenant by the entirety with Leland L. Cheyne,

GRANTOR, conveys and warrants to

JAMES A. ALLEN and LYDIA M. ALLEN, husband and wife,

GRANTEE, the following described real property situate in Klamath County, Oregon, free of encumbrances except as  
specifically set forth below:

The SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 2, Township 40 South, Range 9 East of the Willamette Meridian, EXCEPT the portion thereof situate in the Northwest corner and more particularly described as follows: Commencing at a point in the center of the county road at the Northwest corner of SW $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 2, and running thence Easterly along the North line of said quarter section a distance of 493 feet; thence Southerly parallel with the center line of said county road a distance of 407 feet; thence Westerly parallel with the initial course of this description a distance of 493 feet; thence Northerly along the center line of said county road a distance of 407 feet to the point of beginning. Grantor reserves from the above described real property a perpetual irrevocable easement along

(CONTINUED ON REVERSE SIDE HEREOF)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 37,500.00. However, XXX  
the actual consideration consists of or includes other property or value given or promised which is part of the whole XXX  
consideration XXX

In construing this deed and where the context so requires, the singular includes the plural.

Dated this 8<sup>th</sup> day of March, 19 89.

Bonita H. Cheyne  
BONITA H. CHEYNE

STATE OF OREGON, County of Klamath ) ss.

Personally appeared the above named

BONITA H. CHEYNEand acknowledged the foregoing instrument to be her voluntary act and deed.

(Official Seal)  
KIRSTINE L. PROCK  
NOTARY PUBLIC - OREGON

My Commission Expires

Before me:

Notary Public for Oregon

My commission expires

12/16/92

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Giacomini & Knies  
Attorneys at Law  
635 Main Street  
Klamath Falls, Oregon 97601

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## (REAL PROPERTY DESCRIPTION, CON'T.):)

the westerly boundary parallel to Spring Lake Road for the purpose of Grantor maintaining and using the existing irrigation ditch, for the benefit of the following described real property (contiguous to the above described real property) more particularly described as follows: A portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 2, Township 40 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Commencing at a point in the center of the county road at the Northwest corner of SW $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 2, and running thence Easterly along the North line of said quarter quarter section a distance of 493 feet; thence Southerly parallel with the center line of said county road a distance of 407 feet; thence Westerly parallel with the initial course of this description a distance of 493 feet; thence Northerly along the center line of said county road a distance of 407 feet to the point of beginning. Additionally, Grantor reserves an irrevocable perpetual easement along the U.S.B.R. No. 3 Drain for the installation, maintenance, and repair of electrical pole and wire lines of all kind for irrigation and drainage pump(s).

## SUBJECT TO:

1. Terms and conditions of special assessment as farm use and the right of Klamath County, Oregon, to additional taxes in the event said use should be changed, which obligations Grantee assumes and agrees to pay and perform.
2. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.
3. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
4. Any unpaid charges or assessments of the Klamath Irrigation District.
5. Agreement, including the terms and provisions thereof, between E.R. Reames and Jennie E. Reames, and the United States of America, dated July 14, 1908, recorded August 13, 1908, in Volume 24, Page 507, Deed Records of Klamath County, Oregon.
6. Easement for ditch, including the terms and provisions thereof, given by E.A. Schreiner and Lucy J. Schreiner to the United States of America, dated April 23, 1917, recorded May 16, 1917, in Volume 47, Page 55, and re-recorded October 17, 1917, in Volume 47, Page 362, Deed Records of Klamath County, Oregon.
7. Easements and rights of way apparent thereon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 17th day of April A.D., 19 89 at 9:56 o'clock AM., and duly recorded in Vol. M89, of Deeds on Page 6439.

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline Mulendare