

1566

WARRANTY DEED
(Statutory Form)

MT-21413 K

MARVIN WALKER and CHLOE WALKER, husband and wife, Grantors, convey and warrant to EDWIN J. WALKER, Grantee, the following real property situated in or near the City of Klamath Falls, County of Klamath, State of Oregon, more particularly described as follows:

A tract of land situated in the W $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 20, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Beginning at a point on the West line of said Section 20 from which the Northwest corner of said Section 20, as marked by a 5/8 inch iron pin, bears Northerly 1835.80 feet; thence East 30 feet, more or less to a 5/8 inch iron pin on the Easterly right of way line of Cheyne Road; thence East 917.5 feet, more or less, to a 5/8 inch iron pin on the Southwesterly right of way line of Southern Pacific Railroad; thence Northwesterly along said right of way line 1704 feet, more or less, to the West line of said Section 20; thence Southerly 1416.5 feet, more or less, to the point of beginning.

Reference recorded Survey No. 2549, as recorded in the office of the Klamath County Surveyor.
SUBJECT TO contracts and/or liens for irrigation and/or drainage, the schedule of exclusions from coverage, together with any schedules contained in standard title policies, reservations, easements, restrictions and rights of way of record and those apparent on the land.

ALSO SUBJECT TO rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

ALSO SUBJECT TO the statutory powers, including the power of assessment, of Klamath Irrigation District.

ALSO SUBJECT TO the statutory powers, including the power of assessment, of Klamath Basin Improvement District.

ALSO SUBJECT TO assessment of the premises as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied; in addition thereto a penalty may be levied if notice of disqualification is not timely given.

ALSO SUBJECT TO an easement created by instrument, including the terms and provisions thereof, dated June 20, 1929, recorded July 1, 1929, in Volume 87, page 413, Deed Records of Klamath County, Oregon, in favor of the California Oregon Power Company, for transmission and distribution lines.

ALSO SUBJECT TO right of way for transmission lines to Pacific Power and Light Company, dated June 29, 1964, and recorded October 5, 1964, in Volume 356, page 487, Deed Records of Klamath County, Oregon. (Affects S $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 20).

ALSO SUBJECT TO right of way for transmission line, including the terms and provisions thereof, given by James E. Enman and Lois J. Enman, husband and wife, to Pacific Power and Light Company, a corporation, dated April 13, 1965, recorded January 12, 1966, in Volume M-66, page 1257, Microfilm Records of Klamath County, Oregon.

ALSO SUBJECT TO irrigation easement, including the terms and provisions thereof, as disclosed by contract recorded November 29, 1977, in Volume M-77, page 23099, Microfilm Records of Klamath County, Oregon.

ALSO SUBJECT TO right of way easement, including the terms and provisions thereof, dated June 6, 1979, recorded June 11, 1979, in Volume M-79, page 13596, Microfilm Records of Klamath County Oregon, in favor of Pacific Power and Light Company, a corporation, for electric transmission lines and appurtenances.

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ALSO SUBJECT TO an Agreement as made part of Right of Way Easement recorded June 11, 1979, in Volume M-79, page 13596, Microfilm Records of Klamath County, Oregon, by and between Gideon S. Parker and Keith L. Rice, Jr. regarding payment of \$8,903.43 toward principal balance of Contract dated April 14, 1978, recorded April 17, 1978, in Volume M-78, page 7402, Microfilm Records of Klamath County, Oregon.

ALSO SUBJECT TO mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein, dated May 6, 1983, by and between Marvin Walker and Chloe Walker, Mortgagors, and Gideon S. Parker and Alice L. Parker, Mortgagees, recorded May 6, 1983, in Volume M-83, page 7129, Microfilm Records of Klamath County, Oregon, which said mortgage grantees agree to assume and pay, and to comply with the terms and provisions thereof, holding grantor harmless therefrom.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

THE TRUE AND ACTUAL CONSIDERATION for this conveyance is \$ 66,349.74
DATED this 16th day of June, 1989.

Marvin Walker
MARVIN WALKER, Grantor

Chloe Walker
CHLOE WALKER, Grantor

STATE OF OREGON/County of Klamath) ss.

THIS INSTRUMENT was acknowledged before me this 16th day of June, 1989, by MARVIN WALKER and CHLOE WALKER, husband and wife,

Kristi L. Redd
NOTARY PUBLIC FOR OREGON
My Commission Expires: 11/16/91

GRANTORS NAME AND ADDRESS:

Marvin and Chloe Walker
Rt. 1, Box 620F
Klamath Falls, OR 97601

GRANTEES NAME AND ADDRESS:

Edwin J. Walker
~~XXXXXXXX~~ Rt. 1 Box 620F
~~XXXXXXXXXXXX~~ Klamath Falls, OR 97601

AFTER RECORDING, RETURN TO:

Neal G. Buchanan
Attorney at Law
601 Main Street, Suite 215
Klamath Falls, OR 97601
Until a Change is Requested,
Tax Statements Should be Sent
To:

EDWIN J. WALKER
Rt. 1 Box 620F
Klamath Falls, OR 97601

STATE OF OREGON) ss.

County of Klamath)

I certify that the within instrument was received for record on the 16th day of June, 1989, at 3:12 o'clock P.M., and recorded in Book M89 on Page 10798 or as File Reel Number 1566, Record of Deeds of said County.

WITNESS my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By: Douglas Mueland
Deputy

Fee \$13.00