

1-174

24173

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Joe H. Wright and Wilma G. Wrighthereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Ralph Sukraw

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:

PARCEL 1:

The N 1/2 of the NE 1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

EXCEPTING THEREFROM a strip of land 30 feet wide on the South side of said property for use as a public road.

ALSO EXCEPTING THEREFROM that portion conveyed to Joe H. Wright by deed recorded in Volume 201, page 7, Deed Records of Klamath County, Oregon.

(continued on back)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 those apparent on the land and of record

and that

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 \$40,000.00

① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ② (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

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 1st day of May, 19 78, if 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.

(If executed by a corporation, affix corporate seal)

Joe H. Wright
Wilma G. Wright

STATE OF OREGON,

County of Klamath

May 1, 1978

ss.

STATE OF OREGON, County of _____, 19 ____ ss.

Personally appeared _____ 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 _____

_____ a corporation, 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.

Before me:

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 4-5-82

Notary Public for Oregon

My commission expires:

Joe H. Wright and Wilma G. Wright
Route 5, Box 137
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Ralph Sukraw
Route 1, Box 598 B
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mountain Title Company
407 Main Street

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Ralph Sukraw
Route 1, Box 598 B
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

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.

Recording Officer

By _____ Deputy

52280

(DESCRIPTION CONTINUED)

ALSO EXCEPTING THEREFROM that portion lying within the limits of the U.S.R.S. irrigation canals known as the A-3 Lateral, the F-23 Lateral, the F-3 Lateral and within the limits of the U.S.R.S. Drain known as the 1-G Drain.

ALSO EXCEPTING THEREFROM that portion commencing at an iron pin at the centerline intersection of Washburn Way and Joe Wright Road; thence along the centerline of Joe Wright Road South 89° 43' West 679.25 feet; thence North 3° 25' West 30.04 feet to a 3/4" iron pipe for the true point of beginning; thence North 3° 25' West 299.06 feet to a 3/4" iron pipe; thence North 89° 43' East 100.00 feet to 3/4" iron pipe; thence South 3° 25' East 299.06 feet to a 3/4" iron pipe on the North boundary of Joe Wright Road; thence along said road boundary South 89° 43' West 100.00 feet to the true point of beginning.

ALSO EXCEPTING THEREFROM that portion conveyed to Donald E. Kucera and Nancy I. Kucera, et al, by instrument recorded March 3, 1978 in Volume M-78 at page 4052, Microfilm Records.

PARCEL 2:

That portion of the N1/2 NE1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point which bears North 89° 44' West 801.3 feet from the Southeast corner of the NE 1/4 of the NE 1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, which point is the intersection of the centerline of the County road now known as the Joe Wright Road, with the Southwesterly right of way line of the U.S.R.S. irrigation canal now known as the A-3 Lateral; thence Northwesterly along the Southwesterly right of way line of said A-3 Lateral, a distance of 176.7 feet; thence North 89° 44' West, parallel with the centerline of said road, a distance of 426.5 feet; thence North 41° 17' West, 590 feet, more or less, to the Easterly right of way line of the U.S.R.S. Drain known as the 1-G Drain; thence Southwesterly along the Easterly right of way of said Drain to the Northeasterly boundary of the U.S.R.S. No. 1 Drain; thence Southeasterly along said No. 1 Drain to the centerline of Joe Wright Road; thence East along said centerline to the point of beginning.

EXCEPTING THEREFROM that portion lying within the right of way of Joe Wright Road.

ALSO EXCEPTING THEREFROM the following described real property in Klamath County, Oregon:

Commencing at an Iron Pin at the Centerline Intersection of Washburn Way and Joe Wright Road; thence along the centerline of Joe Wright Road, South 89° 43' West, 800.17 feet, more or less, to the Southwesterly boundary of the A-3 Lateral 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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Jerry Molatore the 28th day of Dec. A.D. 19 90 at 2:54 o'clock P.M., and duly recorded in Vol. m90 of Deeds on Page 25579.

FEE \$33.00

Evelyn Biehn - County Clerk

By D. Eugene Muckelbauer