

24314

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That ERIC C. LEWIS and BEVERLY LEWIS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DAVID J. NOONAN and GALILEE NOONAN, 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 ATTACHED EXHIBIT "A"

SUBJECT TO:

1. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.
2. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
3. Right of Way for transmission line, including the terms and provisions thereof, given by Irving J. Dixon, a single man, to the California Oregon Power Company, a California corporation, dated April 21, 1926, recorded May 5, 1926, in Volume 69, page 534, Deed Records of Klamath County, Oregon.

(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 reservations, restrictions, rights-of-way, easements of record and those apparent upon the land AND those hereinabove set forth.

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 \$ 28,000.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).~~ (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 22 day of May, 1980; 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)

STATE OF OREGON, }
County of Klamath } ss.
May 22, 1980

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

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 _____

Personally appeared the above named Eric C. Lewis and Beverly Lewis

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

Before me, _____
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: 8-5-83

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) Notary Public for Oregon
My commission expires: _____

Eric C. & Beverly Lewis

GRANTOR'S NAME AND ADDRESS

David J. & Galilee Noonan

GRANTEE'S NAME AND ADDRESS

After recording return to:

David J. & Galilee Noonan

NAME, ADDRESS, ZIP

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

David J. & Galilee Noonan

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

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.

By _____ Recording Officer
Deputy

EXHIBIT "A"

DESCRIPTION OF PROPERTY

All the following described real property situated in Klamath County, Oregon:

A tract of land situated in the NW $\frac{1}{4}$ of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Northwest corner of said Section 18, thence S.00°01'10" W. 2132.47 feet; thence S.89°51'42" E. 1525.28 feet to the true point of beginning of this description: Thence N.00°00'22" E. 372.55 feet; thence S.89°55'23" E. 509.62 feet; thence S.00°00'23" W. 373.10 feet; thence N.89°51'42" W. 509.62 feet to the true point of beginning, containing 4.36 acres more or less, with bearings based on recorded Survey No. 2026, as recored in Klamath County Surveyor's Office.

Together with the right of ingress and egress over the following described roads:

60-foot strips of land situated in the N $\frac{1}{2}$ of Section 18, T. 39 S., R. 10 E.W.M., Klamath County, Oregon, being 30 feet on either side of measured at right angles from the following described center lines:

Beginning at a point on the Easterly right of way line of State Highway 39, said point being S.00°01'10" W. 2162.47 feet and S.89°51'42" E. 25.31 feet from the Northwest corner of said Section 18; thence S.89°51'42" E. 2548.10 feet to a point, N.89°51'42" W. 30.00 feet from the East line of the NW $\frac{1}{4}$ of said Section 18.

ALSO, Beginning at the center $\frac{1}{4}$ corner of said Section 18; thence N.00°00'23" E. 1334.32 feet to the C-N 1/16 corner of said Section 18.

ALSO, Beginning at a point S.00°01'10" W. 2192.47 feet and S.89°51'42" E. 1323.84 feet from the Northwest corner of said Section 18; thence S.00°02'03" E. 465.00 feet to the South line of the NW $\frac{1}{4}$ of said Section 18.

ALSO, Beginning at a point S.00°01'10" W. 2132.47 feet and S.89°51'42" E. 599.83 feet from the Northwest corner of said Section 18; thence N.00°02'42" W. 409.32 feet; thence S.89°59'04" E. 132.38 feet; thence on the arc of a curve to the right (radius=250.00 feet, central angle = 47°03'50") 205.35 feet; thence S.42°55'14" E. 81.00 feet; thence on the arc of a curve to the left (radius=175.06 feet, central angle = 71°03'30") 217.11 feet; thence N.66°01'16" E. 144.49 feet; thence on the arc of a curve to the left (radius = 370.00 feet, central angle = 69°18'42") 447.60 feet; thence N.03°17'26" W. 157.53 feet to the North line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 18.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 3rd day of Jan. A.D., 19 91 at 10:17 o'clock AM., and duly recorded in Vol. M91 of Deeds on Page 76.

FEE \$33.00

Evelyn Biehn County Clerk

By Pauline Muelndore