

27870

-SPECIAL WARRANTY DEED- Vol. m91 Page 6218

DICK L. OWENS and LENORE H. OWENS, husband and wife, Grantors, convey and specially warrant to ALBERT L. LETSCH and BERNETHA G. LETSCH, husband and wife, Grantees, the following described real property, free of encumbrances created or suffered by the Grantors except as specifically set forth herein:

The SW $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$ and Lot 3, Section 3, Township 39 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM that portion deeded to Horsefly Irrigation District in Deed Volume 49 at page 247, Klamath County, Oregon.

ALSO EXCEPTING THEREFROM that parcel of land situated in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 3, Township 39 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Southerly of an existing fence line, more particularly described as follows:

Beginning at the Southeast corner of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 3; thence Northerly, along the East line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 3, 73.00 feet; thence South 86°22'24" West, along the Easterly extension of an existing fence and the said fence, 1217.58 feet to its intersection with the South line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 3; thence North 89°48'37" East along said South line, 1215.59 feet to the point of beginning, with bearings based on record of Survey No. 2388, as recorded in Klamath County Surveyor's office.

SUBJECT TO AND EXCEPTING:

(1) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Horsefly Irrigation District. (2) Ten foot right of way for power line, including the terms and provisions thereof, from James F. Myers, et ux, to The California Oregon Power Company, a California corporation, recorded December 8, 1931 in Deed Volume 96 at page 370. (3) Right of way for erection and maintenance of a pole line anchor guy to be located near the Easterly boundary of the SW $\frac{1}{4}$ NE $\frac{1}{4}$, including the terms and provisions thereof, from James F. Myers, et ux, et al, to The California Oregon Power Company, a California corporation, recorded January 18, 1940 in Deed Volume 126 at page 474. (4) Reservation of $\frac{1}{2}$ of all the oil and mineral rights in the premises by James F. Myers and Hazel M. Myers in Deed Volume 131 at page 496, dated August 5, 1940, recorded August 30, 1940. (5) Power line right of way 10 feet wide over the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 3, Township 39 South, Range 11 East of the Willamette Meridian, including the terms and provisions thereof, from Earnest L. Hubble, et ux, to The California Oregon Power Company, a California corporation, recorded August 30, 1949 in Deed Volume 233 at page 489.

WILLIAM P. BRANDSNESS

A PROFESSIONAL CORPORATION
ATTORNEY AT LAW
411 PINE STREET

KLAMATH FALLS, OREGON 97601

1. SPECIAL WARRANTY DEED

After recording return to:

ALBERT L. AND BERNETHA G. LETSCH

909 Wiard St.

Klamath Falls, OR 97601

'91 APR 5 PM 4 08

The true and actual consideration for this conveyance is \$175,000.00.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate City or County Planning Department to verify approved uses.

Until a change is requested, all tax statements shall be mailed to Grantee at: 909 Wiard Street, Klamath Falls, OR.

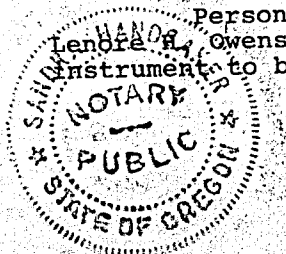
DATED this 14 day of February, 1984.

Dick L. Owens

Lenore H. Owens

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named Dick L. Owens and Lenore H. Owens, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:



Sandra Landsaker
Notary Public for Oregon
My Commission expires: 7-23-85

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 5th day
of April A.D., 19 91 at 4:08 o'clock P.M., and duly recorded in Vol. M91
of Deeds on Page 6218

FEE \$33.00

Evelyn Biehn - County Clerk

By Pauline Mullins

WILLIAM P. BRANDSNESS

A PROFESSIONAL CORPORATION
ATTORNEY AT LAW

411 PINE STREET

KLAMATH FALLS, OREGON 97601

2. SPECIAL WARRANTY DEED