

31637

WARRANTY DEED (INDIVIDUAL)

K-38021

Volume Page 13286

NORBERT L. PETERSON and BRENDA J. PETERSON, husband and wife

RONALD A. KNOWLES and PATRICIA M. KNOWLES, hereinafter called grantor, convey(s) to husband and wife

all that real property situated in the County of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except SEE ATTACHED EXHIBIT "A"

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$67,000.00.

Dated this 24th day of July, 1981.

Norbert L. Peterson
Brenda J. Peterson

STATE OF OREGON, County of Klamath ss.

On this 24th day of July, 1981 personally appeared the above named Norbert L. Peterson and Brenda J. Peterson and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Susan C. Ryle
 Notary Public for Oregon

My commission expires: 11-2-82

* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

STATE OF OREGON,

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 Records of Deeds of said County.

Witness my hand and seal of County affixed.

After Recording Return to:

Marvin & Patricia Williams
 5819 Homedale
 Klamath Falls, OR 97603

 Title
 By _____ Deputy

A tract of land situated in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin on the East boundary of Homedale Road, said point being North 89° 48' East a distance of 30.0 feet and South 0° 10' East a distance of 279 feet from the Northwest corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 14; thence South 0° 10' East along the East boundary of Homedale Road a distance of 132.0 feet; thence North 89° 48' East a distance of 350.0 feet; thence North 0° 10' West parallel with Homedale Road a distance of 132.0 feet to an iron pin; thence South 89° 48' West a distance of 350.0 feet, more or less to the point of beginning.

SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. Agreement, between Henry E. Ankeny, et al., and the United States of America, dated February 12, 1906, recorded August 26, 1909 in Book 27 at page 340, Deed Records.
3. Agreement, between the United State of America and J.W. Siemens, dated March 20, 1919, recorded April 19, 1919 in Book 50 at page 163, Deed Records, as supplemented by contract between United State of America and J.W. Siemens, dated February 19, 1920, recorded June 7, 1920 in Book 52 at page 567, Deed Records.
4. An easement created by instrument, including the terms and provisions thereof, recorded October 15, 1971 in Book: M-71 Page: 10850 in favor of Oregon Water Corporation.
5. An easement created by instrument, including the terms and provisions thereof, recorded March 20, 1951 in Book: 246 Page: 30 from E.L. Campbell, et ux to Charles G. Axel, et ux.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 9th day
of July A.D., 19 91 at 2:40 o'clock P.M., and duly recorded in Vol. M91
of Deeds on Page 13286
FEE \$33.00
By Evelyn Biehn County Clerk
Daniel M. Mueland