

32831

STATE OF OREGON

Vol. mg Page 15326

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 _____ or as
filing fee number _____, Rec-
ord of Deeds of said County.

Witness my hand and seal of County
affixed.

Title
By _____ Deputy

(Don't use this
space; reserved
for recording
label in coun-
ties where
used.)

RETURN TO
AND

MAIL TAX STATEMENTS TO:
CORNELIS J., GERRIT J. and
BARNIE B.F. BROSHUIZEN
ROUTE 1, BOX 631-T
KLAMATH FALLS, OREGON 97601

K-34480
WARRANTY DEED

DENNIS W. ROBINSON and LINDA M. ROBINSON, husband and wife,

GRANTOR, conveys and warrants to

CORNELIS J. BOSHUIZEN, GERRIT J. BOSHUIZEN and PATRICIA A. BOSHUIZEN, husband and wife, each
as to an equal undivided one-third interest as tenants in common,

GRANTEE, the following described real property situate in Klamath County, Oregon, free of encumbrances except as
specifically set forth below:

PARCEL ONE:

A tract of land situated in Section 21, Township 40 South, Range 10 E.W.M., Klamath
County, Oregon, being more particularly described as follows: Beginning at the intersection
of the centerline of an irrigation ditch with the South line of a tract of land described
as Parcel 1 in Volume M-76 at Page 4925, Klamath County Deed Records, from which the Northeast
corner of the Southeast Quarter of said Section 21 bears N. 66°50'18" E., 4192.75 feet; thence
Southeasterly along said centerline the following courses and distances: S. 52°06'36" E., 19.91
88.07 feet; S. 46°56'52" E., 324.75 feet; S. 88°23'49" E., 425.37 feet; N. 79°52'31" E., 19.91
feet; S. 74°15'24" E., 346.81 feet; S. 66°51'57" E., 15.11 feet; thence, leaving said centerline
South 506.29 feet to the centerline of an irrigation ditch; thence N. 69°56'34" W., along
the last mentioned centerline, 1249.62 feet more or less to a point on the East line of the
SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 21; thence Northerly along said East line, 461.94 feet; thence East
82 feet more or less to the point of beginning, containing 11.78 acres more or less.

(SEE REVERSE SIDE)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 179,940.00. However,
the actual consideration consists of or includes other property or value given or promised which is [part of the] ~~INDEMNITY~~
consideration. \$20,000.00 cash, \$109,608.85 assumption, \$50,331.35 in installments.

In construing this deed and where the context so requires, the singular includes the plural.

Dated this 21 day of May, 19 81.

Dennis W. Robinson
DENNIS W. ROBINSON

Linda M. Robinson
LINDA M. ROBINSON

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above named

DENNIS W. ROBINSON and LINDA M. ROBINSON, husband and wife,

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

Before me:

Notary Public for Oregon

My commission expires 6.5.83

(Official Seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Giacomini, Jones & ~~Zamko~~ Assoc.
Attorneys at Law
A Professional Corporation
635 Main Street
Klamath Falls, Oregon 97601
Telephone: 503/884-7728

PROPERTY DESCRIPTION (Con't.):PARCEL TWO:

A tract of land situated in the NW $\frac{1}{4}$ of Section 28, Township 40 South, Range 10 E.W.M., Klamath County, Oregon, being more particularly described as follows: Beginning at the South-east corner of said NW $\frac{1}{4}$; thence Northerly along the East line of said NW $\frac{1}{4}$ to the Northeast corner of the SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence West, 15.00 feet; thence Northerly parallel to said East line of NE $\frac{1}{4}$ NW $\frac{1}{4}$ 62.69 feet to the centerline of a drainage ditch; thence N. 87°17'09" W., along said centerline, 1292.77 feet; thence S. 08°47'17" W., 682.74 feet to the Northerly right of way line of State Highway No. 39; thence Southeasterly along said right of way line to a point on the South line of said NW $\frac{1}{4}$; thence Easterly along said South line to the point of beginning, containing 37.5 acres more or less.

SUBJECT TO:

1. Terms and conditions of special assessment as farm use and the right of Klamath County, Oregon, to additional taxes in the event said use should be changed, which obligations Grantee assumes and agrees to pay and perform.
2. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.
3. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
4. Liens and assessments of Klamath Project and Upper Van Brimmer Drainage District, and Van Brimmer Ditch Company, and regulations, contracts, easements, water and irrigation rights in connection therewith.
5. Rights of the public in and to any portion of the herein described property lying within the boundaries of public roads and/or highways.
6. Right of Way, including the terms and provisions thereof, to California Oregon Power Company, dated August 20, 1929, recorded August 27, 1929, in Deed Volume 87, Page 620, Records of Klamath County, Oregon. Affects W $\frac{1}{2}$ SW $\frac{1}{4}$ Sec. 21 South of Lost River, W $\frac{1}{2}$ NW $\frac{1}{4}$ Sec. 28 North of Dalles-California Highway, S $\frac{1}{2}$ SW $\frac{1}{4}$ of Sec. 20.
7. Easement, including the terms and provisions thereof to Pacific Power and Light Company, dated May 6, 1965, recorded July 13, 1966, in Volume M-66, Page 7112, Microfilm records of Klamath County, Oregon. Affects S $\frac{1}{2}$ SW $\frac{1}{4}$, Lots 2 & 3, Sec. 21.
8. Mortgage, including the terms and provisions thereof, executed by Paul D. Hess and Helen E. Hess, husband and wife, to The State of Oregon, represented and acting by the Director of Veterans' Affairs, dated April 2, 1976, recorded April 7, 1976, in Mortgage Volume M-76, Page 4872, Records of Klamath County, Oregon, to secure the payment of \$107,400.00, which Grantee assumes and agrees to pay according to the terms thereof.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 5th day
of Aug. A.D., 19 91 at 4:04 o'clock P M., and duly recorded in Vol. M91
of Deeds on Page 15326.

Evelyn Biehn County Clerk

By Pauline Muehlen

FEE \$33.00