

54302

K-44719

-WARRANTY DEED-

Volume 2 Page 27809

Keith L. Rice, Jr., Jean M. Rice, and Karen Louise DeVore, Trustee for Keith L. Rice, Jr. and Jean M. Rice, Grantors, convey and warrant to Jerry Enman, Grantee, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

A tract of land situated in the W $\frac{1}{2}$ of Section 20, T 40 S, R 10 E.W.M., Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said section 20, from which the Northwest corner of said section 20, as marked by a 5/8 inch iron pin, bears Northerly 2706.79 feet; thence S 73° 12' 53" E 31.33 feet, more or less, to a 5/8 inch iron pin on the Easterly right of way line of Cheyne Road; thence continuing S 73° 12' 53" E 1917.53 feet to a 5/8 - inch iron pin on the Southwesterly right of way line of the USBR NO. 5 Drain (Henley Drain); thence N 55° 44' E 25.00 feet to the centerline of said drain; thence along the said centerline, N 34° 20' W 231.10 feet, along the arc of curve to the right (radius = 159.16 feet, central angle = 36° 10") 100.47 feet, N 01° 50' 00" E 157.42 feet to the Southeasterly right of way line of the Southern Pacific Railroad; thence, along said right of way line, along the arc of a curve to the right (radius = 11,509.16 feet, central angle = 01° 22' 05") 274.81 feet to the centerline of said USBR No. 5 (Henley) Drain as shown on the USRS, Klamath Project right of way Map, NO. 12-201-1325; thence Westerly along said centerline 1678 feet, more or less, to the West line of said section 20; thence Southerly 606.66 feet to the point of beginning, containing 21.02 acres, more or less, including the area in said Cheyne Road and said Drain. Reference recorded Survey NO. 2549, as recorded in the office of the Klamath County Surveyor.

SUBJECT TO AND EXCEPTING: (1) reservations, restrictions, easement and rights of way of record and those apparent upon the land; (2) liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith; (3) any unpaid charges or assessments of Klamath Irrigation District; (4) rules, regulations, liens, assessments, contracts, rights of way, easements and any and all obligations created or imposed upon or affecting said premises by the Klamath Basin Improvement District, a corporation, and any unpaid charges or assessments thereof; (5) the assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. Taxes for the year 1990-91 and possibly prior years have been deferred pursuant to ORS 308.370 to 308.403. These, plus earned interest are due and payable when said reason for the deferment no longer exists; (6) rights of the public in and to any portion of the herein described property lying with the limits of any roads or highways; Right of Way, including the terms and provisions thereof, given by Sophie S. Henley, a widow, to Modoc Northern Railway Company, dated November 12, 1910, recorded December 9, 1910, in Deed Volume 30 on page 478, records of Klamath County, Oregon; (7) Right of Way, including the terms and provisions thereof, given by Horace G. Wilson to Modoc Northern Railway Company, dated December 15, 1910, recorded January 5, 1911, in Deed Volume 30 page 559, records of Klamath County, Oregon; (8) Easement, including the terms and provisions thereof, given to The California Oregon Power Company, as follows: (a) Dated June 20, 1929, recorded July 1, 1929 in Deed Volume 87 on page 413; (b) Dated November 7, 1938, recorded November 18, 1939, in Deed Volume 118 page 545, all records of Klamath County, Oregon; (9) Right of Way, including the terms and provisions thereof, given by James E. Enman and Lois J. Enman, husband and wife, to Pacific Power and Light Company, a corporation dated June 29, 1964, recorded October 5, 1964, in Deed Volume 356 on page 487, records of Klamath County, Oregon; (10) Right of Way for transmission line, including the terms and

1. WARRANTY DEED

Return to: Brandsness & Brandsness
411 Pine St.
Klamath Falls, OR 97601

Taxes to: Jerry Enman
15343 Cheyne Rd.
Klamath Falls, OR 97603

Consideration: \$22,000.00

provisions thereof, given by James E. Enman and Lois J. Enman, husband and wife, to Pacific Power & Light Company, a corporation dated April 13, 1965, recorded January 12, 1966, in Volume M-66 on page 334, and re-recorded February 14, 1966, in Volume M-66 on page 1257, Microfilm records of Klamath County, Oregon; (11) Terms and provision in Easement Agreement, between Keith L. Rice Jr. and Jean rice, and Richard R. Batsell and Larry D. Batsell, dated June 14, 1979 and recorded June 14, 1979, in M-79 on page 14141, records of Klamath County, Oregon.

The true and actual consideration for this transfer is Twenty-Two Thousand and No/100ths (\$22,000.00) dollars

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPT THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USE.

Until a change is requested, all tax statements shall be mailed to Grantee at: 15343 Cheyne Road, Klamath Falls,
Oregon 97603

Dated this 19th day of November, 1992.

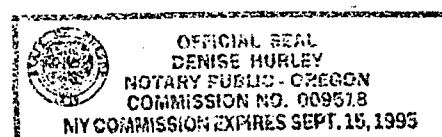
Keith L. Rice Jr.
Keith L. Rice, Jr.

Jean M. Rice
Jean M. Rice

Karen Louise DeVore
Karen Louise DeVore, Trustee

STATE OF OREGON)
) ss. November, 1992.
County of Klamath)

Personally appeared the above-named Keith L. Rice, Jr., Jean M. Rice, and Karen Louise DeVore, Trustee and acknowledged the foregoing instrument to be their voluntary acts. Before me:



Denise Hurley
Notary Public for Oregon
My Commission expires: 9/15/95

AFTER RECORDING RETURN TO:
Brandsness & Brandsness, P.C.
411 Pine Street
Klamath Falls, Oregon 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title co the 23rd day
of Nov. A.D. 19 92 at 3:15 o'clock P. M., and duly recorded in Vol. M92
of Deeds on Page 27809

FEE \$35.00

Evelyn Biehn - County Clerk

By Denise Hurley