

74029

01-05-94P03:26 RCVD

-WARRANTY DEED-

Vol. 194 Page 527

BOB A. DORTCH and PAULA MARIAN DORTCH, husband and wife,
Grantors, warrant and convey to KEITH L. RICE, Grantee, the follow-
ing described real property situate in Klamath County, Oregon, free
of all encumbrances, except as specifically set forth herein:

A parcel of land situated in the N $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 10,
Township 40 South, Range 9 East of the Willamette
Meridian, being more particularly described as follows:

Beginning at the Northeast corner of the N $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$
of said Section 10, said point being in the centerline
of the County Road; thence South 89°45'43" West, 1000.15
feet to a 5/8 inch iron pin in the centerline of a drain
ditch; thence along the drain ditch, South 16°34'00"
West 70.04 feet; thence continuing along said ditch,
South 07°18'08" East 223.92 feet; thence continuing
along said ditch, South 07°13'15" West 44.56 feet to
a 5/8 inch iron pin on the South line of the N $\frac{1}{2}$ N $\frac{1}{2}$
SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 10; thence leaving said ditch
North 89°45'19" East 996.96 feet to the Southeast corner
of the N $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ thence North 00°03'04" East, along
the East line of said Section 10, 333.32 feet to the
point of beginning, EXCEPTING THEREFROM the East 295
feet of the above-described property

TOGETHER WITH a non-exclusive easement for purposes
of ingress and egress by a 60 foot wide strip of land
lying 30 feet on each side of the North line of the
SE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 10

and covenant that grantor is the owner of the above-described property
free of all encumbrances, except reservations, restrictions, easements
and rights of way of record and those apparent upon the land; the
assessment roll and the tax roll disclose that the premises herein
described have been specially assessed as Farm Use Land. If the
land becomes disqualified for the special assessment under the
statute, an additional tax may be levied for the last ten (10) or
lesser number of years in which the farm use assessment was in
effect for the land and in addition thereto a penalty may be levied
if notice of disqualification is not timely given; also subject to
release of damage occasioned by overflow or seepage of water of
Melhase-Ryan Sump, executed by Thomas G. Quimby and Stella May
Quimby, to Klamath Irrigation District, dated June 25, 1924, recorded
July 7, 1924 on Page 291 of Volume 64, Deed Records of Klamath
County, Oregon; 1977-78 taxes are now a lien but not yet payable;
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
Fifteen Thousand and No/100ths (\$15,000.00) DOLLARS.

Until a change is requested, all tax statements shall be
mailed to:

DATED this 12th day of October, 1977.

WILLIAM P. BRANDNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

AFTER RECORDING RETURN TO:
VINCE CARTER
613 ROOSEVELT
KLAMATH FALLS, OR 97601

1. WARRANTY DEED

BOB A. DORTCH

By: Paula Marian Dortch
Paula Marian Dortch, Attorney-
in-Fact for Bob A. DortchPaula Marian DortchSTATE OF OREGON)
County of Klamath) ss.Oct 12, 1977.

Personally appeared the above-named PAULA MARIAN DORTCH, who being sworn, stated that she is the attorney-in-fact for Bob A. Dortch; and that she executed the foregoing instrument by authority of and in behalf of said principal; and she acknowledged said instrument to be his act. Before me:

W. Lawrence J. Addington
Notary Public for Oregon
My Commission expires: 3-22-81

STATE OF OREGON)
County of Klamath) ss.Oct 12, 1977.

Personally appeared the above-named PAULA MARIAN DORTCH and acknowledged the foregoing instrument to be her voluntary act. Before me:

W. Lawrence J. Addington
Notary Public for Oregon
My Commission expires: 3-22-81

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Aspen Title Co

on this 5th day of Jan A.D., 19 94
at 3:26 o'clock P M. and duly recorded
in Vol. M94 of Deeds Page 527
Evelyn Biehn County Clerk
By Pauline Mullendorff

Fee, \$35.00

Deputy.

WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

2. WARRANTY DEED