

74031 01-05-94P03:26 RCVD

SPECIAL WARRANTY DEED

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KEITH L. RICE, JR. and WILLIAM P. BRANDSNESS, TRUSTEES, Grantors, convey and specially warrant to VINCENT C. CARTER and DOLORES J. CARTER, husband and wife, Grantees, the following described real property, free of encumbrances created or suffered by the grantor 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:

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.

SUBJECT TO AND EXCEPTING:

(1) Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder; (2) The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. Taxes for the year 1983-84 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; (3) Liens and assessments of Klamath Project and Klamath Irrigation District and regulations, easements, contracts, water and irrigation rights in connection therewith; (4) Any unpaid charges or assessments of Klamath Irrigation District and/or Klamath Basin Improvement District; (5) 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; (6) Reservations, restrictions, easements and rights of way of record and those apparent upon the land.

The true and actual consideration for this conveyance is \$16,290.00.

WILLIAM P. BRANDSNESS

A PROFESSIONAL CORPORATION

ATTORNEY AT LAW

411 PINE STREET

KLAMATH FALLS, OREGON 97601

1. SPECIAL WARRANTY DEED

AFTER RECORDING RETURN TO:

VINCE CARTER

613 ROOSEVELT

KLAMATH FALLS, OR 97601

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: 613 Roosevelt, Klamath Falls, OR 97601.

DATED this 21st day of October, 1983.

Keith L Rice Jr
William P Brandsness

STATE OF OREGON)
County of Klamath) ss. October 21, 1983.

Personally appeared the above-named KEITH L. RICE, JR. and WILLIAM P. BRANDSNESS and acknowledged the foregoing instrument to be their voluntary act. Before me:

Michael H. Loney
Notary Public for Oregon
My Commission expires: 9/16/85

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 5th day
of Jan A.D., 19 94 at 3:26 o'clock P M., and duly recorded in Vol. M94
of Deeds on Page 530

FEE \$35.00

Evelyn Biehn
By Caroline Muelendore County Clerk

WILLIAM P. BRANDSNESS
A PROFESSIONAL CORPORATION

ATTORNEY AT LAW

411 PINE STREET

KLAMATH FALLS, OREGON 97601

2. SPECIAL WARRANTY DEED