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MTL 1396-7177
SPECIAL WARRANTY DEED.

DOUGLAS J. PUCKETT and TYANN C. PUCKETT, husband and wife, and ALBERT R. SPRINGER and HELEN F. SPRINGER, husband and wife, Co-Partners doing business as KLAMATH RIVER FARMS, convey and specially warrant to DUANE S. ADDINGTON and SHARON E. ADDINGTON, husband and wife, Grantees, the following-described real property free of encumbrances created or suffered by Grantor except as specifically set forth herein, situated in Klamath County, Oregon, to-wit:

Property described on Exhibit "A" attached hereto.

The said property is free of all encumbrances created or suffered by the Grantor except as set forth on said Exhibit "A".

The true consideration for this conveyance is \$84,000.00.

Dated this 5th day of April, 1983.

Douglas J. Puckett
Tyann C. Puckett

ALBERT R. SPRINGER and
HELEN F. SPRINGER, husband and wife

By *Douglas J. Puckett*
Their Attorney-in-Fact.

All of the Co-Partners doing business as
KLAMATH RIVER FARMS.

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

April 5, 1983,

Personally appeared the above-named DOUGLAS J. PUCKETT and TYANN C. PUCKETT, husband and wife, and acknowledged that the foregoing instrument was their voluntary act and deed individually as such Co-Partners, and said Douglas J. Puckett did say that he is Attorney-in-Fact for ALBERT R. SPRINGER and HELEN F. SPRINGER, husband and wife, Co-Partners, all doing business as KLAMATH RIVER FARMS, and acknowledged the foregoing instrument to be the voluntary act and deed of the said ALBERT R. SPRINGER and HELEN F. SPRINGER, Co-Partners, by virtue of his authority as such Attorney-in-Fact.

Before me:

J. Anderson
Notary Public for Oregon.
My Commission Expires: 7/13/85

After recording and
Send Tax Statements to:
Dale J. & Barbara J. Koeller
4174 Marian Ct.
Klamath Falls, OR 97603

EXHIBIT "A".

A parcel of land situated in the $1\frac{1}{2}$ S $2\frac{1}{2}$ N $2\frac{1}{2}$ E $2\frac{1}{2}$ E of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at an iron pipe $1\frac{1}{2}$ " by 30" marking the initial point of Cypress Villa, said point being North $00^{\circ} 16' 46''$ West along the East line of said Section 11, a distance of 990.03 feet from a $1\frac{1}{2}$ " by 30" iron pipe marking the Southeast corner of said Section 11; thence North $89^{\circ} 55' 30''$ West, 676.33 feet to a $5/8$ " by 30" iron rod; thence continuing North $89^{\circ} 55' 30''$ West 80.5 feet, more or less to an existing wire fence, being the true point of beginning; thence continuing North $89^{\circ} 55' 30''$ West 565.84 feet to a $5/8$ " by 30" iron rod on the Easterly right of way line of Homedale Road; thence South $00^{\circ} 31' 02''$ East along said Easterly right of way line, 330.01 feet to a $5/8$ " by 30" iron rod; thence South $89^{\circ} 55' 30''$ East, 555.65 feet, more or less to an existing wire fence; thence Northeasterly along said existing wire fence to the point of beginning, with bearings based on Survey No. 3164, as filed in the Klamath County Engineer's Office.

Subject to right of way for ditch along the North side of the property, and saving and excepting a strip of land 30 feet wide along the South side of the property reserved for roadway, as reserved in Deed recorded in Volume 109, page 459, Deed Records of Klamath County, Oregon.

Subject to contracts and/or liens for irrigation and/or drainage.

Subject to reservations and restrictions of record, and easements and rights of way of record and those apparent on the land.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 24th day of Aug A.D., 19 94 at 9:11 o'clock A. M., and duly recorded in Vol. M94 of Deeds on Page 26274.

FEES \$35.00

Evelyn Biehn - County Clerk
By Pauline Muelandse