

1-1-74

5008

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That
MARJORIE BRISSENDEN

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hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
CLARENCE E. BRISSENDEN, hereinafter called
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and
assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

As described on Exhibit "A" attached hereto.

SUBJECT TO reservations and restrictions of record, easements and
rights of way of record and those apparent on the land, contracts
and/or liens for irrigation and/or drainage.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that
grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances
except as above set forth

and that

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims
and demands of all persons whomsoever, except those claiming under the above described encumbrances.The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 6,163.84
However, the actual consideration consists of or includes other property or value given or promised which is
the whole part of the consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 23.030.)In construing this deed and where the context so requires, the singular includes the plural and all grammatical
changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.In Witness Whereof, the grantor has executed this instrument this 31st day of January, 1980;
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by
order of its board of directors.(If executed by a corporation,
affix corporate seal)STATE OF ~~OREGON~~ IDAHO)
County of Bannock) ss.
January 31, 1980Personally appeared the above named
MARJORIE BRISSENDENand acknowledged the foregoing instru-
ment to be her voluntary act and deed.

Before me:

(OFFICIAL
SEAL)Notary Public for ~~OREGON~~ IDAHOMy commission expires: 11-4-81STATE OF OREGON, County of _____) ss.
_____, 19____.

Personally appeared _____ and

_____, who, being duly sworn,
each for himself and not one for the other, did say that the former is the
_____, president and that the latter is the
_____, secretary of __________, a corporation,
and that the seal affixed to the foregoing instrument is the corporate seal
of said corporation and that said instrument was signed and sealed in be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

MARJORIE BRISSENDEN

GRANTOR'S NAME AND ADDRESS

CLARENCE BRISSENDEN

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee above named

c/o 280 MAIN

K Falls OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Grantee above named

1130 N. Allenbaugh Street, #258

BOISE IDAHO, 83706

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) ss.

I certify that the within instru-
ment was received for record on the
____ day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book/roll/volume No. _____ on
page _____ or as document fee file
instrument microfilm No. _____
Record of Deeds of said county.Witness my hand and seal of
County affixed.

NAME

TITLE

By _____ Deputy

Parcel 1. A parcel of land situated in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 30, Township 39 South Range 10, E.W.M., said parcel being a portion of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ lying Southerly of the centerline of the U.S.R.S. No. 17 Drain, Northerly of the Lost River Diversion Canal and Easterly of the U.S.R.S. C-G Canal and further described as follows:

Beginning at a point which is the intersection of the North-easterly right-of-way of the C-G Canal with the centerline of the No. 17 Drain, said point being South a distance of 1837.7 feet and S. 73°34' W. a distance of 1284.1 feet, more or less, from the East one-quarter corner of said Section 30; thence N. 73°34' E. a distance of 300.0 feet to a point; thence at right angles to said centerline of the No. 17 Drain, S. 16°26' E. a distance of 398.0 feet, more or less, to a point on the Northerly line of the Lost River Diversion Canal; thence Southwesterly along said Northerly line a distance of 149.6 feet, more or less, to the North-easterly right-of-way of the C-G Canal; thence Northwesterly along the Northeasterly line of said C-G Canal a distance of 450.5 feet, more or less, to the point of beginning. Said parcel containing 2.13 acres, more or less.

TOGETHER WITH an easement 30 feet in width for road and utility purposes. Said easement shall run along the Southern boundary of the above described Parcel 1 and the below described Parcels 2 and 3 and adjacent to the North boundary of the Lost River Diversion Canal. This easement is for the mutual benefit of the above described property conveyed herein and Parcels 2 and 3, as below described.

Parcel 2. A parcel of land situated in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 30, Township 39 South, Range 10, E.W.M., said parcel being a portion of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ lying Southerly of the centerline of the U.S.R.S. No. 17 Drain, Northerly of the Lost River Diversion Canal and Easterly of the U.S.R.S. C-G Canal and further described as follows:

Beginning at a point on the centerline of the U.S.R.S. No. 17 Drain which bears N. 73°34' E. a distance of 300.0 feet from the Northeasterly right-of-way line of the C-G Canal; thence continuing N. 73°34' E. along said centerline a distance of 230 feet; thence S. 16°26' E. at right angles to said centerline a distance of 365 feet, more or less, to the Northerly line of the Lost River Diversion Canal; thence Southwesterly along said Northerly line a distance of 232.5 feet, more or less, to a point which bears S. 16°26' E. from the point of beginning; thence N. 16°26' W. a distance of 398 feet, more or less, to the point of beginning. Said parcel containing 2.02 acres, more or less.

Parcel 3. A parcel of land situated in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 30, Township 39 South, Range 9, E.W.M., said parcel being a portion of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ lying Southerly of the centerline of the U.S.R.S. No. 17 Drain, Northerly of the Lost River Diversion Canal and Easterly of the U.S.R.S. C-G Canal and further described as follows:

Beginning at a point on the centerline of the U.S.R.S. No. 17 Drain which bears N. 73°34' E. a distance of 530 feet from the Northeasterly right-of-way line of the C-G Canal; thence S. 16°26' E. at right angles to said centerline a distance of 365 feet, more or less, to the Northerly line of the Lost River Diversion Canal; thence Northeasterly along said Northerly line to its intersection with the East line of said Section 30; thence North along said East line to its intersection with the centerline of the U.S.R.S. No. 17 Drain; thence S. 73°34' W. along said centerline a distance of 754.1 feet, more or less, to the point of beginning. Less and excepting that portion thereof lying within the right-of-way of Reeder Road. Said parcel containing 5.78 acres, more or less.

THE PROPERTY DESCRIBED HEREIN CONVEYS ONLY PARCEL 1 AND THE EASEMENT. PARCELS 2 AND 3 ARE INCLUDED FOR THE SOLE PURPOSE OF CLARIFYING THE MUTUAL EASEMENT.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Richard Fairclo the 23rd day
of Aug 95 A.D., 19 95 at 11:50 o'clock 1A M., and duly recorded in Vol. M95,
of Deeds on Page 22687

Bernetha G. Lersch, County Clerk

By [Signature]

FEE \$40.00