

MTC 13967160  
STATUTORY WARRANTY DEED

TEDDY L. LANDRUM and RUTH LANDRUM, Husband and Wife, Grantor, convey and warrant to JOHN ROBERT BRIGGS, JR., all of that certain real property situate in Klamath County, Oregon, legally described on "Exhibit A" attached hereto and incorporated by reference herein, free of encumbrances except as are specifically set forth on the said "Exhibit A" and thereby incorporated by reference herein.

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.

The true consideration for this conveyance is FIFTY-FIVE THOUSAND AND NO/100's (\$55,000.00) DOLLARS, which is the whole of the consideration.

DATED THIS 9th day of December, 1983.

Teddy L. Landrum  
TEDDY L. LANDRUM, Grantor

Ruth Landrum  
RUTH LANDRUM, Grantor

STATE OF OREGON            )  
County of Jackson        ) ss.

December 9th, 1983

Personally appeared the above-named TEDDY L. LANDRUM and RUTH LANDRUM, Husband and Wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Frances M. Creelard  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 6/11/86

Grantors' Name and Address

Teddy L. and Ruth Landrum

Grantee's Name and Address

John Robert Briggs, Jr.

After recording, return to:

John Robert Briggs, Jr.  
P. O. Box 620  
Chiloquin, OR 97624

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

SAME - NO CHANGE

## "EXHIBIT A"

"A portion of Sections 14 and 15 in Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northwest corner of the W $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 14, this corner being the true point of beginning of this description; thence East along the North line of said W $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 14 to the Northeast corner of said W $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 14; thence South along the East line of said W $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 14 a distance of 1158 feet to a point; thence North 60° West 541 feet to a point; thence West 429 feet to a point; thence North 887 feet more or less to the South line of Woodland Park Subdivision; thence East along said South line of Woodland Park to the true point of beginning.

## SUBJECT TO:

- 1) Contracts and/or liens for irrigation and/or drainage, the schedule of exclusions from coverage, together with any schedules contained in standard title policies, reservations, easements, restrictions and rights of way of record and those apparent on the land.
- 2) Reservations and restrictions as contained in Patent from United States of America to H. M. Anderson recorded November 9, 1923 in Volume 63, page 133, to-wit:  
"there is reserved from the lands hereby granted a right of way thereon for ditches or canals constructed by the authority of the United States."
- 3) An easement created by instrument, including the terms and provisions thereof,  
Dated: December 27, 1962  
Recorded: Volume 342, page 189, Deed Records of Klamath County, Oregon  
In favor of: Ben W. Ash  
For: Ingress and egress
- 4) A 30 foot easement for private roadway as shown by a certain real estate contract,  
Dated: June 15, 1980  
Recorded: August 18, 1980 Volume: M80 Page: 15528, Microfilm records of Klamath County, Oregon
- 5) Right of Way Easement, including the terms and provisions thereof,  
Dated: February 12, 1983  
Recorded: September 13, 1983  
Volume: M83, page 15501, Microfilm Records of Klamath County, Oregon  
In favor of: Telephone Utilities of Eastern Oregon, Inc.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 12th day  
of March A.D., 19 96 at 11:51 o'clock A M., and duly recorded in Vol. M96  
of Deeds on Page 6605.

FEE \$35.00

By Bernetha G. Leisch County Clerk