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19433

KNOW ALL PERSONS BY THESE PRESENTS, made this 29<sup>th</sup> day of October, 1984, that, Taylor High, the Executor of the Estate of ZELLA HIGH, Deceased, Grantor, does hereby distribute and convey unto BRENDA HIGH JENSEN, Grantee, all right, title, estate and interest of said Decedent and her Estate in and to the following described property to wit:

The Tract of Land situated in Sections 13 and 24, Twp. 39S, R10 E.W.M., Klamath County, Oregon, more particularly described in Exhibit A attached hereto and made a part hereof by this reference thereto.

SUBJECT TO:

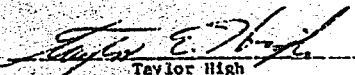
- (1) Real property taxes for the 1984-85 tax year which are now a lien, but not yet payable.
- (2) Special Assessment as Farm Land pursuant to ORS 308.370 to 308.403
- (3) The existing Mortgage to the Federal Land Bank on said property and on other property not herein conveyed, of which Grantee assumes and agrees to pay and perform the one-third of the obligations thereof which are attributable to the property herein distributed and conveyed to her.

"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."

TO HAVE AND TO HOLD the said premises and their appertenances unto the said Grantee, her heirs, devisees and grantees forever.

This conveyance is made in accordance with the Decree of Final Distribution made on September 20, 1984, by the Circuit Court of the State of Oregon for Klamath County in the Matter of the Estate of Zella High, deceased, No. 83-017-PR in said Court and the Stipulation made and entered into by the Devisees of said Estate and as duly approved by the Klamath County Commissioners in Minor Partition #34-84 and I certify that no consideration as defined by ORS 93.030 has been paid for this property.

WITNESS the hand of the Executor the date first herein written.

  
Taylor High  
as Executor of the Estate of Zella  
High, Deceased

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1 STATE OF OREGON )  
 2 )SS.  
 3 County of Klamath )

4 On this 29th day of October, 1984, personally appeared Taylor High,  
 5 known to me to be the person described in the foregoing instrument and acknow-  
 6 ledged that he executed the same in the capacity therein stated and for the  
 7 purposes therein contained. BEFORE ME:

8  
 9 Wm. Ganong  
 10 (SEAL) NOTARY PUBLIC - OREGON  
 11 MY COMMISSION EXPIRES APRIL 1, 1985

12  
 13 Notary Public for Oregon

14 Until a change is requested all Tax Statements shall be sent to the following  
 15 address:

16  
 17  
 18  
 19 AFTER RECORDING, RETURN TO:

20 NEAL G. BUCHANAN  
 21 Attorney at Law  
 22 First Interstate Bank Building  
 23 601 Main Street, Suite 210  
 24 Klamath Falls, Oregon 97601-0007  
 25 (803) 882-6807

26  
 27  
 28  
 29  
 30  
 31  
 32  
 WM. GANONG  
 LAWYER  
 P.O. BOX 67  
 KLAMATH FALLS, OREGON  
 97601 - 0067  
 PHONE: (803) 882-7228

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## BRENDA HIGH JENSEN TRACT

A tract of land situated in Sections 13 and 24 of Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the point of intersection of the West line of the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section 13 and the Center line of South Poe Valley Road; thence South along the West line of the E $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section to the North line of said Section 24; thence West along said North line to the Northwest corner of said Section; thence South along the West line of Section 24 to the Southwest corner thereof; thence East along said South line to the Southeast corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$  of said Section; thence North to the Northeast corner of the S $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ ; thence West to the Northwest corner thereof; thence North along the East line of the W $\frac{1}{4}$ W $\frac{1}{4}$  of said Section to a point 20 feet South of the Northeast corner thereof; thence East, parallel with and 20 feet Southerly from the North line of said Section 24, 1006 feet to a point; thence North on a line parallel with the North South Center line of Section 13 to its intersection with the Center line of South Poe Valley Road; thence Northwesterly along said centerline to the point of beginning/

LESS AND EXCEPTING that portion lying within the right-of-way of South Poe Valley Road.

ALSO, the E $\frac{1}{4}$ E $\frac{1}{4}$  of Section 23, Township 39 South, Range 10 East of the Willamette Meridian.

Together with a certain perpetual non-exclusive easement to use a strip of land ten feet wide, the centerline of which commences at a point five feet Westerly of the intersection of the North/South centerline of Section 13, with the centerline of South Poe Valley Road; thence Northerly parallel with and five feet Westerly of the North/South centerline of Section 13 for a distance of one-hundred feet; which said strip of land is for the purpose of maintaining irrigation or drainage ditches or pipes for conveyance of waters therein, together with the right to use, construct and maintain said ditches, and to enter and exit to and from said real property as is necessary for the use, operation and maintenance of the easement hereby granted and all rights and privileges incident thereto.

EXHIBIT A

STATE OF OREGON,  
County of Klamath )  
Filed for record at request of

on this 16th day of November A.D. 19 34  
at 2:58 o'clock P. M. and duly  
recorded in Vol. ME4 of Deeds  
Page 19435  
Evelyn B. Bell, County Clerk  
By *[Signature]* Deputy  
Fee 13.00

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Richard Faircloth the 14th day  
of June A.D., 19 96 at 9:15 o'clock A M., and duly recorded in Vol. M96  
of County Lien Docket on Page 17694

FEE \$20.00

Bernetha G. Lutsch, County Clerk  
By *[Signature]*