

24374

CL 3218
WARRANTY DEED

HOWARD T. KELLISON and MILDRED D. KELLISON, husband and wife, hereinafter referred to as Grantors, do hereby grant, bargain, sell and convey unto VERNA B. KANE, hereinafter referred to as Grantee, her heirs, successors and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows:

The SE $\frac{1}{4}$ NW $\frac{1}{4}$ and E $\frac{1}{4}$ SW $\frac{1}{4}$ of Sec. 34, T39S, R11EW $\frac{1}{4}$, and a tract of land situated in the S $\frac{1}{4}$ S $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 34, T38S, R11EW $\frac{1}{4}$, and in Gov't. Lots 1 and 2 of Section 3, T39S, R11EW $\frac{1}{4}$, all in Klamath County, Oregon, more particularly described as follows: Beginning at the $\frac{1}{4}$ corner common to said Sections 34 and 3; thence N89° 54' 49"E 990.67 feet to the Southwesterly corner of the E $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 34; thence N00° 35' 55"E 651.90 feet to the Northwesterly corner of the said E $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$; thence along the North line of the S $\frac{1}{4}$ S $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 34, S89° 55' 28"E 1152.54 feet to the Westerly right of way line of the Bonanza-Bly Mountain cut-off Road; thence following the said right of way line, along the arc of a curve to the right (radius point bears S54° 34' 15"W 447.47 feet, central angle = 22° 05' 57") 172.59 feet, S13° 19' 48"E 485.81 feet, and along the arc of a curve to the right (radius point bears S76° 40' 12"W 379.26 feet, central angle = 02° 59' 24") 19.79 feet to a point on the North line of said Section 3; thence along said North line S89° 54' 49"W 295.08 feet to a point being S89° 54' 49"W 600.00 feet from the Northeast corner of said Section 3, said point also being the Northwest corner of that tract of land described in deed volume 248, page 464, as recorded in the Klamath County deed records; thence S00° 17' 27"E, along the West line of said tract, 528.79 feet to a point on the Westerly right of way line of said Bonanza-Bly Mountain cut-off Road; thence following said right of way line, along the arc of a curve to the left (radius point bears S51° 32' 07"E 746.20 feet, central angle = 19° 49' 04") 258.10 feet, and S18° 38' 49"W 324.80 feet to the Northeasterly corner of that tract of land described in deed volume M71-9999, as recorded in the Klamath County deed records; thence N63° 45' 03"W, generally along an existing fence line, 549.83 feet to the Northwesterly corner of said tract, said Northwesterly corner being on the West line of said Gov't. Lot 1; thence, along said West line, N00° 16' 14"W 409.87 feet; thence N80° 58' 32"W 340.07 feet; thence N00° 35' 55"E 304.16 feet to a point 50.00 feet Southerly of, measured at right angles to, the North line of said Section 3; thence S89° 54' 49"W, parallel to said North line, 989.93 feet to the West line of said Gov't. Lot 2; thence N00° 15' 00"W 50.00 feet to the point of beginning, containing 37.50 acres, and the above-described property being SUBJECT TO the non-exclusive easement herein reserved described as follows: A 30-foot easement from the West line of Gov't. Lot 1 of said Section

90 SEP -5 P324

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Return
John Beatrice
Mrs. Mellan
Rt 2 Box 383
Bonanza, OR 97623

3 to the Westerly right of way line of the said Bonanza-Bly Mountain cut-off Road, the Southerly line of which is more particularly described as follows: Beginning at a point on the West line of said Lot 1, from which the Southwest corner of said Lot 1 bears S00° 16' 14"E 496.69 feet; thence S63° 45' 03"E, along an existing fence line, being the Northernly line of that tract of land as described in said deed volume M71-9999, 549.83 feet to the said Westerly right of way line of the Bonanza-Bly Mountain cut-off Road, TOGETHER WITH an easement for ingress and egress over and across the following described tract: Beginning at the Southwest corner of the SE¼ of Section 34, Township 38 South, Range 11 EWM; thence East along the South boundary of Section 34, 22.63 feet; thence North 45° 00' West 32.0 feet, more or less, to the West boundary of the SE¼ of said Section 34; thence South along said boundary 22.63 feet to the point of beginning.

SUBJECT TO: (1) The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. Taxes for the year 1978-79 and possible 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.

(2) Grant of Right of Way, including the terms and provisions thereof, given by Harry Scott Bray, also known as H. S. Bray, and Sadie T. Bray, his wife, to The California Power Company, a California corporation, dated August 25, 1949, recorded September 1, 1949, in Volume 233, page 523, records of Klamath County, Oregon.

(3) Liens and assessments of Klamath Project and the Horsefly Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith.

(4) Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder.

(5) Right of Way Easement, including the terms and provisions thereof, by and between Howard T. Kellison and Mildred D. Kellison, husband and wife, and Pacific Power and Light Company, a corporation, dated August 3, 1971, recorded August 11, 1971, in Volume M71, page 8418, Microfilm records of Klamath County, Oregon.

to have and to hold the same unto Grantee, her heirs, successors and assigns forever.

Grantors hereby covenant to and with said Grantees, her heirs, successors and assigns, that they are lawfully seized in fee simple of the above-granted premises, free and clear of all encumbrances, except those noted above, and that Grantors will warrant and forever defend the above-granted 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.

27813

The true and actual consideration paid for this transfer is \$150,000.00.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 31 day of December, 1979

Howard T. Kellison
Howard T. Kellison

Mildred D. Kellison
Mildred D. Kellison

STATE OF OREGON)
) ss.
County of Klamath)

Before me this 28 day of Dec, 1979,
personally appeared the above-named HOWARD T. KELLISON and MILDRED D. KELLISON, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

[Signature]
Notary Public for Oregon
My Commission Expires: 8.5.83

(S E A L)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 5th day
of September A.D., 19 96 at 3:24 o'clock PM., and duly recorded in Vol. M96,
of Deeds on Page 27811.

FEE \$40.00
20.00/Non Standard

Bernetha G Letsch, County Clerk
By [Signature]