

26528

Until a change is requested, all tax statements shall be sent to Grantees at the following address:

VOL 251 PAGE 612

33731 Cabrillo Isle  
Laguna Niguel, California 92677

WARRANTY DEED

VIRGINIA W. BYRNES, a widow, Grantor, conveys and warrants to EDWIN A. MAYER and NORMA I. MAYER, husband and wife, Grantees, the following described real property, free of encumbrances except as specifically set forth herein:

The East Half of the Northwest Quarter (E1/2NW1/4), the West Half of the Southwest Quarter (W1/2SW1/4) of Section Sixteen (16); the South Half of the Southeast Quarter (S1/2SE1/4) and the Southeast Quarter of the Southwest Quarter (SE1/4SW1/4) of Section Seventeen (17); the Northwest Quarter of the Northeast Quarter (NW1/4NE1/4) of Section Twenty (20), all in Township Sixteen (16) South, Range Twelve (12) East of the Willamette Meridian, Deschutes County, Oregon;

Together with all appurtenant Taylor Grazing Rights or other Governmental grazing rights;

Together with a right-of-way for the passage of vehicles, pedestrians, and livestock over and across the Northeast Quarter of the Southwest Quarter (NE1/4SW1/4) of Section Sixteen (16), Township Sixteen (16) South, Range Twelve (12) East of the Willamette Meridian, said right of way being Sixty (60) feet in width and being immediately east of and contiguous to the East bank of the Deschutes River as it flows over and across said premises, all according to the reservation of such right of way contained in deed from Leslie W. Hagerty and Gertrude E. Hagerty, husband and wife, to Howard Lamb recorded in the office of the County Clerk of Deschutes County, Oregon, on November 9, 1951;

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WARRANTY DEED

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## SUBJECT TO:

1. Subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises granted by U. S. Patent recorded June 4, 1892 in book 1, page 123 Deed records of Deschutes County, Oregon. Effects S1/2SE1/4 and the SE1/4SW1/4 of Section 17, and the NW1/4NE1/4 of Section 20; and
2. The existence of roads, irrigation ditches, canals, and pipe lines, telephone, telegraph and power transmission facilities; and
3. Right of way easement, including the terms and provisions thereof, to Pacific Power and Light Company for an electric transmission line along the North property line of the N1/2SW1/4 of Section 16, as recorded August 6, 1940 in book 59 page 75 Deed records; and
4. Right of way easement, including the terms and provisions thereof, for water pipe line over and across the NW1/4NE1/4 of Section 20 as set forth in deed recorded May 1, 1951 in book 97 page 181 Deed records; and
5. Right of way easement, including the terms and provisions thereof, for installation, use and maintenance of a pump and water pipe line on the SW1/4SE1/4 of Section 17 as set forth in deed recorded October 15, 1951 in book 99 page 59 Deed records; and
6. The existence of pipe lines in the S1/2SE1/4 of Section 17, for conveyance of domestic water to the subdivision platted as Tumalo Trails, situate in the NE1/4NE1/4 of Section 20.

TOGETHER with the following personal property:

Pump, underground water pipe and surface irrigation equipment.

AND IN ADDITION:

The Northeast Quarter of the Northeast Quarter (NE1/4NE1/4) of Section 20, Township 16 South, Range 12, FWM, also including any right, title and interest in that certain easement dated 10th day of January, 1964, between Jesse Duane Hayes,

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a single man and Joy Loraine Hayes, a single woman, recorded in Vol. 138, Deeds at page 353, EXCEPT Lots 10 and 11 of Block 1 and streets and roads dedicated in the sub-division within said parcel.

EXCEPT Lots 1, 6, 8, 10, 11, and 12 of Block 1, of Tumalo Trails, a subdivision in the NE1/4NE1/4 Section 20, Township 16 South, Range 12, EWM., Deschutes County, Oregon.

AND EXCEPT any other portions of the above described land heretofore conveyed to the Grantees.

SUBJECT TO encumbrances suffered or permitted by Grantees.

The true and actual consideration for this conveyance is \$181,500.00.

Dated this 24<sup>th</sup> day of May, 1977.

*Virginia W. Byrnes*  
VIRGINIA W. BYRNES

STATE OF OREGON, County of Deschutes: ss.

Personally appeared VIRGINIA W. BYRNES and acknowledged the foregoing instrument to be her voluntary act and deed.

*Allison Snyder*  
Notary Public for Oregon  
My commission expires: 6-8-79



26528

STATE OF OREGON

County of Deschutes

I hereby certify that the within instrument of writing was received for Record the 6 day of June A.D. 19 77 at 11 o'clock P.M., and recorded in Book 261 on Page 612 Records of

ROSEMARY PATTERSON  
County Clerk

By *Ann B. Sullivan* Deputy

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WARRANTY DEED

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