

SEP 2 11 04 AM 1971

55988

28-1272

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WARRANTY DEED

1
2 KNOW ALL MEN BY THESE PRESENTS, THAT Claude H. Brown and
3 Eva M. Brown, husband and wife, hereinafter called the Grantor, for
4 the consideration hereinafter stated to Grantor paid by Richard A.
5 Smith and Geneva A. Smith, husband and wife, hereinafter called the
6 Grantees, does hereby grant, bargain, sell and convey unto the said
7 Grantee and Grantee's heirs, successors and assigns, that certain
8 real property with the tenements, hereditaments, and appurtenances
9 thereunto belonging or appertaining, situated in the County of
10 Klamath, and State of Oregon, described as follows, to wit;

11
12 W1/2NE1/4 Section 1, Township 40 South, Range 13 East of
13 the Willamette Meridian.

14 SUBJECT TO:

- 15 1. Reservations, restrictions, rights-of-way of record
16 and those apparent on the land.
17 2. 1971-72 Taxes are now a lien but not yet payable.
18 3. The assessment roll and the tax roll disclose that the
19 within described premises were specially assessed as farm
20 land. If the land becomes disqualified for the special
21 assessment under the statute, an additional tax may be
22 levied for the last five or lesser number of years in
23 which the land was subject to the special land use assess-
24 ment.
25 4. Acreage and use limitations under provisions of the
26 United States Statutes and regulations issued thereunder.
27 Liens and assessments of Klamath Project and Langell
28 Valley Irrigation District, and regulations, contracts,
29 easements, and water and irrigation rights in connection
30 therewith.
31 5. Rights of the public in and to any portion of said
32 premises lying within the limits of roads and highways.
33 6. Reservations in deeds from State of Oregon to Geo. T.
34 Cline, et ux., dated April 27, 1908, recorded June 5, 1908
35 Volume 24, Page 244.
36 7. Subject to an easement, including the terms and pro-
37 visions thereof, as set forth in that certain instrument
38 recorded December 3, 1926 in Deed Volume 72, Page 615
39 in favor of John S. Orr.
40 8. Right-of-Way, including the terms and provisions
41 thereof, for electric transmission lines, recorded July
42 28, 1962 in Deed Volume 331, page 283 in favor of Pacific
43 Power and Light Company.
44 9. No liability is assumed if a financing statement is
45 filed in the Office of the County Clerk covering growing
46 crops or fixtures wherein the land is described other than
47 by metes and bounds, the rectangular survey system or by
48 recorded lot and block.

TO HAVE AND TO HOLD the same unto said Grantee and Grant'ees

BOIVIN, BOIVIN
& KOSTA
ATTORNEYS AT LAW
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KLAMATH FALLS,
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