

56887

WARRANTY DEED

This Indenture Witnesseth, THAT LEWIS L. HAGELSTEIN and NONA B. HAGELSTEIN,
HUSBAND AND WIFE,
hereinafter known as grantors for the consideration hereinafter recited,
have bargained and sold, and by these presents do grant, bargain, sell and convey unto

FIR E'NUFF FARMS, INC., an Oregon corporation,
successors
its ~~heirs~~ and assigns, the following described premises, situated in Klamath County,

Oregon, to-wit:
TOWNSHIP 37 SOUTH, RANGE 9 EAST WILLAMETTE MERIDIAN:
Section 33: S $\frac{1}{2}$ SE $\frac{1}{4}$;

TOWNSHIP 38 SOUTH, RANGE 9 EAST WILLAMETTE MERIDIAN:
Section 4: N $\frac{1}{2}$ NE $\frac{1}{4}$;
Section 3: SW $\frac{1}{4}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$, W $\frac{1}{2}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$,

Saving and excepting a strip of land 60 feet wide conveyed to Fir E'Nuff Farms, Inc., by Deed Vol. 340, Page 231, Klamath County, Oregon records, more particularly described as follows: A strip of land 60 feet in width extending Westerly from the center line of the County Road known as the Old Fort Road and lying 30 feet North and 30 feet South of the following center line, to-wit: Beginning at a point in the center line of said road which lies 30 feet North of the South line of said Section 3, and running West and parallel to said South line of said section to a point 30 feet North of a point 60 feet West of the Southeast corner of SW $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 3,

Subject to taxes for fiscal year commencing July 1, 1971 which are now a lien but not yet payable; to rights of the public in any portion of the herein described premises lying within the limits of any road or highway and to annual forest fee on a portion of the said property described herein which has been classified as reforestation land, but upon the cutting of the timber thereon, the said lands will be subject to a yield tax under the provisions of said forest act.

The true and actual consideration for this transfer is \$ 27,000.00. ~~1971~~

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee successors
its ~~heirs~~ and assigns forever. And the said grantors do hereby covenant to and with the said grantee, its ~~heirs~~ and assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except as above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, They have hereunto set their hands and seals
this 1st day of October 19 71

(SEAL) *Lewis L. Hagelstein* (SEAL)

(SEAL) *Nona B. Hagelstein* (SEAL)

STATE OF OREGON, County of Klamath, ss. October 1 19 71
Personally appeared the above named Lewis L. Hagelstein and Nona B. Hagelstein,
husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

From Office of
GANONG, GANONG & GORDON
First Federal Building
Klamath Falls, Oregon

Before me, *Relevant*

Notary Public for Oregon. 4-6-72
My commission expires

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 1st day of OCTOBER 1971, at 2:39 o'clock PM., and recorded in book M. 71 on page 10406. Record of Deeds of said County.

Witness my hand and seal of County affixed.

By *W. D. Milne* County Clerk-Recorder
Deputy
FEE \$1.50

Ref. to:
KLAMATH COUNTY TITLE CO
Box 151
City