

28/1563 NOV 10 4 15 PM 1971

1 THIS INDENTURE WITNESSETH, That HAROLD E. DIXON and ESTHER J. DIXON,
 2 husband and wife, hereinafter known as Grantors, for the consideration herein-
 3 after recited, have bargained and sold, and by these presents do grant, bargain,
 4 sell and convey unto RUFUS C. MEHAFFEY, Grantee, his heirs and assigns, the
 5 following described premises situated in Klamath County, Oregon, to-wit:

6 15 A tract of land situated in the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec. 25, Twp. 39
 7 S.R. 9 E.W.M., described as follows:
 8 Beginning at the Southeast corner of said NE $\frac{1}{4}$ of NW $\frac{1}{4}$; thence
 9 West 200 feet; thence North at right angles to the Southerly
 10 right of way line to the Great Northern Railroad; thence South-
 11 east along said right of way to the East line of said NE $\frac{1}{4}$ NW $\frac{1}{4}$;
 12 thence South to the point of beginning.

13 SUBJECT TO:

14 1. The assessment roll and the tax roll disclose that the with-
 15 in described premises were specially assessed as farm use/forest
 16 land. If the land becomes disqualified for the special assess-
 17 ment under the statute, an additional tax may be levied for the
 18 last five or lesser number of years in which the land was subject
 19 to the special land use assessment.

20 2. Contract and/or lien for irrigation and/or drainage;

21 3. Release of claim for damages and recitals, including the
 22 terms and provisions thereof as set out in that certain deed to
 23 United States of America recorded Dec. 6, 1913 in Vol. 41 at page
 24 283, Deed Records of Klamath County, Oregon;

25 4. Acceptance of the terms and conditions of the Reclamation
 26 Extension Act by J. R. Dixon as shown by instrument recorded
 27 November 24, 1914 in Vol. 43 at page 111, Deed Records of Klamath
 28 County, Oregon.

29 5. Release of Claim for damages and recitals, including the terms
 30 and provisions thereof, as set out in that certain deed to Great
 31 Northern Railway Company recorded June 20, 1931 in Vol. 95 at page
 32 479, Deed Records of Klamath County, Oregon.

6. Easements and rights of way of record or apparent on the land.

The true and actual consideration for this transfer is \$2500.00.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the
 said Grantee, his heirs and assigns forever. And the said Grantors do hereby
 covenant to and with said grantee, his 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

DANONG, GORDON
 & SIBEMORE
 ATTORNEYS AT LAW
 228 MAIN STREET
 KLAMATH FALLS, ORE.
 97601

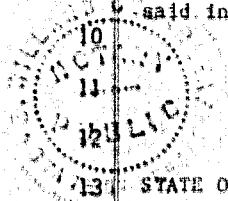
1778

1 this 9th day of November, 1971.

2
3 Harold E. Dixon (SEAL)
4 by _____
5 His Attorney-in-Fact _____ (SEAL)

6 STATE OF OREGON)
7) SS November 9, 1971
8 County of Klamath)

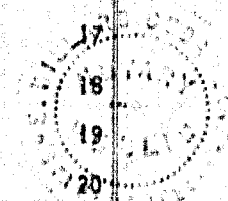
9 Personally appeared Esther Dixon who, being duly sworn, did say that she is
10 Attorney in fact for Harold E. Dixon; that she executed the foregoing instru-
11 ment by authority of and in behalf of said principal; and she acknowledged
12 said instrument to be the act and deed of said principal. Before me:



13 _____
14 Notary Public for Oregon
15 My Commission expires: 11/19/73

16 STATE OF OREGON)
17) SS November 9, 1971
18 County of Klamath)

19 Personally appeared the above named Esther Dixon, wife of Harold E. Dixon,
20 and acknowledged the foregoing instrument to be her voluntary act and deed.
21 Before me:



22 _____
23 Notary Public for Oregon
24 My Commission expires: 11/19/73

25 STATE OF OREGON; COUNTY OF KLAMATH; ss.
26 Filed for record at request of TRANSMERICA TITLE INSURANCE CO.
27 this 10th day of NOVEMBER 1971 at 4:19 P.M.
28 duly recorded in Vol. 1171 of DEEDS on Page 11777

29 Fee \$3.00

30 W.D. MINE, County Clerk
31 By Cynthia Campbell

32 Return to:
Cedarburg Real Est
3927 S. 6th St.
City

GANDONG, GORDON
& SIBEMORE
ATTORNEYS AT LAW
538 MAIN STREET
KLAMATH FALLS, ORE.
97603