

WARRANTY DEED

28-2732

KNOW ALL MEN BY THESE PRESENTS, That DERRY FARMS, a co-partnership consisting of Richard E. Derry and Jerry E. Derry, hereinafter called the Grantor, for the consideration hereinafter stated, to Grantor paid by R. RAYMOND ROYSE, hereinafter called the Grantee, does hereby grant, bargain, sell and convey unto the said Grantee and Grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

- (1) The W $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 33, Township 40 South, Range 12 East of the Willamette Meridian, EXCEPTING THEREFROM the following:

Beginning at the Southeast corner of the W $\frac{1}{4}$ NW $\frac{1}{4}$; thence North 215 feet; thence West 200 feet; thence South 215 feet to the South line of said property; thence East 200 feet to the point of beginning.

SUBJECT TO:

1. Reservations, restrictions, easements, rights of way of record and those apparent on the land.
2. The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm use. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last five or lesser number of years in which the land was subject to the special land use assessment.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Shasta View Irrigation District.
4. An easement created by instrument, including the terms and provisions thereof, dated February 20, 1948, recorded February 25, 1948 in Book 217 at page 253, Deed Records, in favor of Pacific Power and Light Co. for right of way over W $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 33, Twp. 40 S. R 12 EWM.

JUN 1 3 50 PM 1972

5. An easement created by instrument, including the terms and provisions thereof, dated June 12, 1956, recorded June 14, 1956 in Book 284 at page 142, Deed Records, in favor of Pacific Power and Light Co., for right of way over W $\frac{1}{2}$ NW $\frac{1}{4}$ Sec. 33, Twp. 40 S., R 12 EWM.

6. An easement created by instrument, including the terms and provisions thereof, dated April 14, 1964, recorded October 12, 1965, in Book M-65 at page 2570, Microfilm Records, in favor of Pacific Power & Light Co., for right of way over NW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 33, Twp. 40 S., R 12 EWM.

7. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.

TO HAVE AND TO HOLD the same unto the said Grantee, and Grantee's heirs, successors and assigns forever.

And said Grantor hereby covenants to and with said Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as hereinabove set forth, and that Grantor 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$55,000.00.

WITNESS Grantor's hand this 1ST day of ^{JUNE} May, 1972.

DERRY FARMS, a co-partnership

By Richard E. Perry
Partner

By Jerry E. Perry
Partner

5827

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above named RICHARD E. DERRY
and JERRY E. DERRY, being all of the partners of DERRY FARMS,
a co-partnership, and acknowledged the foregoing instrument to
be their voluntary act and deed.

BEFORE ME this 15th day of June, 1972.

JAMES W. WESLEY
Notary Public for Oregon
My commission expires _____

James W. Wesley
NOTARY PUBLIC FOR OREGON
My Commission expires: 1-20-76

STATE OF OREGON, {
County of Klamath {
Filed for record at request of
Transamerica Title Co.
on this 1st day of June A.D. 1972
at 3:50 o'clock P M, and duly
recorded in Vol. M72 of Deeds
Page 5825
Wm D. MILNE, County Clerk
By Louis Antata Deputy
Fee \$6.00