

12899
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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that DALLAS DIERDORFF and GAYLE J. DIERDORFF, husband and wife, hereinafter called the Grantors, for the consideration hereinafter stated, to Grantors paid by DAVID W. MOORE and JOANN MOORE, husband and wife, hereinafter called the Grantees, do hereby grant, bargain, sell and convey unto the said Grantees and Grantees' 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:

That portion of the NW 1/4 NW 1/4 of Section 4, Township 41 South, Range 12 East of the Willamette Meridian, lying North and East of Shasta View Irrigation Canal, Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements 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, 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 June 15, 1925, recorded June 29, 1925, in Book 68 at page 85, Deed Records, in favor of California Oregon Power Company, a California corporation, for transmission and distribution of electricity over the NW 1/4 NW 1/4 of Section 4.
5. An easement created by instrument, including the terms and provisions thereof, dated May 18, 1948, recorded May 24, 1948, in Book 221 at page 41 Deed Records, in favor of California Oregon Power Company, a California corporation, for transmission and distribution of electricity over the NW 1/4 NW 1/4 of Section 4.
6. Water User's Contract, including the terms and provisions thereof, executed by Dalton Parker, et ux., and the Shasta View Irrigation District, a municipal corporation, dated September 6, 1949, recorded April 7, 1953, in Book 260 at page 94 Deed Records of Klamath County, Oregon.

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

And said Grantors hereby covenants to and with said Grantees and Grantees' heirs, successors and assigns, that Grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances except those stated above, and that Grantors 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 \$25,000.00.

WITNESS Grantors hands this 8th day of November, 1972.

STATE OF OREGON)
County of Klamath) ss.

Personally appeared the above-named DALLAS DIERDORFF and GAYLE J. DIERDORFF, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Dallas M. Douda
DALLAS M. DOUDA
Notary Public for Oregon
My commission expires 11/1/76
NOTARY PUBLIC FOR OREGON
My Commission Expires:

STATE OF OREGON, |
County of Klamath |
led for record at request of
TRANSAMERICA TITLE INS. CO
ON THIS 8th day of NOVEMBER A.D. 19 72
at 1:02 o'clock PM, and duly
re corded in Vol. M 72 of DEEDS
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WARRANTY DEED, PAGE TWO.

Wm D. MILNE, County Clerk
By Harold D. Douda Deputy
Exp \$ 1.00