

## WARRANTY DEED

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28-3913

KNOW ALL MEN BY THESE PRESENTS, That Philip Lynch,

hereinafter called the Grantor, for the consideration herein-  
after stated, to Grantor paid by GENE RECTOR and DARL A.

RECTOR, husband and wife, hereinafter called the Grantees,  
does 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, situ-  
ated in the County of Klamath and State of Oregon, described  
as follows, to-wit:

The NE $\frac{1}{4}$  NW $\frac{1}{4}$ , SW $\frac{1}{4}$  NE $\frac{1}{4}$ , SE $\frac{1}{4}$  NW $\frac{1}{4}$ , SW $\frac{1}{4}$  NW $\frac{1}{4}$   
and that portion of NW $\frac{1}{4}$  SW $\frac{1}{4}$  lying North  
of Miller Creek, Section 7, Township 40  
South, Range 14 East of the Willamette  
Meridian and ALSO SE $\frac{1}{4}$  NE $\frac{1}{4}$ , SW $\frac{1}{4}$  NE $\frac{1}{4}$ , and  
that portion of N $\frac{1}{4}$  SE $\frac{1}{4}$  lying North of  
Miller Creek Section 12, Township 40  
South, Range 13 East of the Willamette  
Meridian.

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 prem-  
ises 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, assess-  
ments, water and irrigation rights and  
easements for ditches and canals, of Langell  
Valley Irrigation District.
4. Rights of Governmental bodies in and to  
that portion of the herein described property  
lying below high water mark of Miller Creek.



5. Rights of the public in and to any portion of the herein described property lying within the limits of public roads and highways.

6. Agreement, including the terms and provisions thereof, between G. H. Hancock, et ux, first parties, Garner Lundy, et al, second parties, and Langell Valley Irrigation District, third party, Henry Minnick, et ux, and Willow Valley Irrigation District, fourth parties, dated May 1, 1940, recorded February 10, 1947 in Deed Volume 202 at page 133, relative to drainage of waste and ditches, references to which is hereby made.

7. Right of way for transmission line, including the terms and provisions thereof, conveyed by Garner Lundy and Elizabeth Lundy, his wife, to The California Oregon Power Company, a California corporation, dated September 11, 1941, recorded January 29, 1942 in Deed Volume 144 at page 489, reference to which is hereby made.

8. Reservations and restrictions, including the terms and provisions thereof, as set forth in deed from J. C. Stevenson, et ux, to Bide Stewart, et al, recorded September 18, 1961 in Deed Volume 332 at page 284.

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

And said Grantor hereby covenants to and with said Grantees and Grantees' 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 \$95,000.00.

WITNESS Grantor's hand this 15th day of December 1972.

*Philip Lynch*



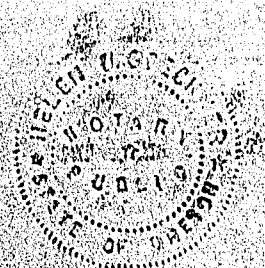
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STATE OF OREGON )  
County of Klamath ) ss.

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Personally appeared the above named PHILIP  
LYNCH, and acknowledged the foregoing instrument to be  
his voluntary act and deed.

BEFORE ME this 15th day of December, 1972.



*Helen D. Greckner*  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 11/25/76

STATE OF OREGON; COUNTY OF KLAMATH, ss.

Filed for record at request of Transamerica Title Co.  
this 15th day of December A.D. 1972 at 3:20 o'clock PM., and  
duly recorded in Vol. M-72, of DEEDS on Page 14460

Wm D. MILNE, County Clerk

By *Hazel Drayton*

Fee \$6.00

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