

A-21865

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# Warranty Deed

This Indenture Witnesseth, That LAWRENCE C. JESPERSEN, RUBY L. JESPERSEN, FRANCIS E. JESPERSEN, EDNA M. JESPERSEN, KENNETH L. JESPERSEN, LORNA C. JESPERSEN, LAWRENCE C. JESPERSEN, JR. and V. MAUREEN JESPERSEN,

herein called "grantors," in consideration of / FORTY-THREE THOUSAND FOUR HUNDRED THIRTY-ONE AND 01/100 Dollars to them paid, have bargained and sold and by these presents do grant, bargain, sell and convey to

DON ROBERTS,

herein called "grantee," his heirs and assigns forever, the following-described premises, situated in Klamath County, State of Oregon:

The NE-NE-1/4, Section 13, Township 40 S., R. 9 E.W.M. EXCEPTING THEREFROM any portion thereof lying within the boundaries of any roads, highways, ditches or laterals. SUBJECT TO: (1) Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder. (2) Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith. (3) The assessment and tax rolls disclose that the within-described premises were specially assessed as farm land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last five years or lesser number of years in which the land was subject to the special land use assessment. (4) Acceptance of the Terms and Conditions of the Reclamation Extension Act, including the terms and conditions thereof, given by J. B. Malloy to United States of America, recorded March 12, 1915, in Deed Volume 43, Page 373, records of Klamath County, Oregon. (5) Easement for Irrigation Ditch, including the terms and provisions thereof, given by Guy S. Thompson, et ux, to Klamath Irrigation District, dated December 5, 1960, recorded December 6, 1960, in Deed Volume 326, Page 62, records of Klamath County, Oregon. (6) Mortgage, including the terms and provisions thereof, given by Jespersen and Jespersen, a co-partnership et al, to Federal Land Bank of Spokane, a corporation, dated March 28, 1972, recorded March 31, 1972, in Volume M-72, Page 3404, microfilm records of Klamath County, Oregon. (7) 1972-73 real property taxes which are now a lien but not yet due and payable,

together with all tenements, hereditaments and appurtenances hereunto belonging or appertaining, and all estate, right, title and interest in and to the same. TO HAVE AND TO HOLD said premises unto grantee, his heirs and assigns forever. Said grantors do covenant to and with said grantee, his heirs and assigns, that they are the owners of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as stated above; and that they and their heirs and representatives will warrant and defend the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$43,431.01.

IN WITNESS WHEREOF, We have hereunto set our hands this

25th day of August, 1972.

*Lawrence C. Jespersen*  
*Lawrence C. Jespersen Jr.*  
*Francis E. Jespersen*  
*Kenneth L. Jespersen*

*Ruby L. Jespersen*  
*V. Maureen Jespersen*  
*Edna M. Jespersen*  
*Lorna C. Jespersen*

H. F. SMITH  
Attorney at Law  
538 Main Street  
Klamath Falls, Oregon

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STATE OF OREGON }  
County of KLAMATH } ss. August 25, 1972.

Personally appeared the above named LAWRENCE C. JESPERSEN, RUBY L. JESPERSEN, FRANCIS E. JESPERSEN, EDNA M. JESPERSEN, KENNETH L. JESPERSEN, LORNA C. JESPERSEN, LAWRENCE C. JESPERSEN, JR. and V. MAUREEN JESPERSEN, know to me to be the identical persons described as grantors in the within Deed, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Phyllis M. Dougan  
PHYLLIS M. DOUGAN  
NOTARY PUBLIC FOR OREGON  
My commission expires 4/16/76

STATE OF OREGON }  
County of KLAMATH } ss. \_\_\_\_\_, 19\_\_\_\_.

Personally appeared  
who, being first duly sworn, did say that he the  
of

and that the foregoing Deed was signed in behalf of said corporation by authority of its Board of Directors; and he acknowledged said Deed to be its voluntary act and deed.

Before me:

NOTARY PUBLIC FOR OREGON  
My commission expires \_\_\_\_\_

Warranty Deed

From

To

Recording Data:

STATE OF OREGON,  
County of Klamath  
Filed for record at request of  
KLAMATH COUNTY TITLE CO.  
on this 3rd day of JANUARY A.D. 1973  
at 12:20 o'clock PM and  
recorded in 151 M 73 on  
Page 75 in DEEDS  
WIT D. MILLINE, County Clerk  
By Kathy Douglas  
FEE \$ 4.00

Return to:

Don Roberts

40 Bruce Overton

520 Klamath Ave.

Klamath Falls, Ore.

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