

W-21885

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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,

ONE HUNDRED FIVE THOUSAND SEVEN HUNDRED
herein called "grantor.s," in consideration of / SIXTY-EIGHT AND 99/100 -----
Dollars to them paid, have bargained and sold and by these presents do grant,
bargain, sell and convey to

ALBERT R. DEVINCENZI and IRENE DEVINCENZI, husband and wife,

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

All those portions of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ and the N $\frac{1}{2}$ SW $\frac{1}{4}$, Section 30, Township 39 S.,
R. 10 E.W.M., lying Southeasterly of the U.S.R.S. "C" Canal and Southwesterly
of the U.S.R.S. "C-G" Cutoff Channel. All of the SE $\frac{1}{4}$, Section 30, Township
39 S., R. 10 E.W.M., lying Southwesterly of the U.S.R.S. "C-G" Cutoff Channel
and North of the Northerly right of way boundary of the Lost River Diversion
Canal as presently enlarged. All of the S $\frac{1}{2}$ SW $\frac{1}{4}$, Section 30, Township 39 S.,
R. 10 E.W.M., lying Easterly of the Great Northern Railroad right of way and
North of the Northerly right of way boundary of the Lost River Diversion
Canal as presently enlarged. All that portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 30,
Township 39 S., R. 10 E.W.M., lying Northwesterly of the U.S.R.S. "C" Canal
and Southwesterly of the Great Northern Railroad right of way. EXCEPTING
THEREFROM any portion thereof lying within the boundaries of any roads, high-
ways, ditches or laterals. SUBJECT TO: (1) Acreage and use limitations
under provisions of the United States Statutes and regulations issued there-
under. (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) Contract of
sale by and between Percy Dixon, et ux, and Ben Adair, et ux, as assigned to
Lawrence C. Jespersen, et ux, and Francis E. Jespersen, et ux, by instrument
recorded in Volume M-65, Page 5054, records of Klamath County, Oregon.
(5) 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.s, their
heirs and assigns forever. Said grantor.s do covenant to and
with said grantee.s, their heirs and assigns, that they are the owner.s
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 \$105,768.99.

IN WITNESS WHEREOF, We have hereunto set our hands this
25th day of August, 1972.

Lawrence C. Jespersen
Francis E. Jespersen
Edna M. Jespersen
Kenneth L. Jespersen

Ruby L. Jespersen
V. Maureen Jespersen
Edna Mae Jespersen
Lorna C. Jespersen

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

TOWNSHIP
Sec. 1.

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STATE OF OREGON }
County of KLAMATH } ss. August 25th, 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. Bauda
NOTARY PUBLIC FOR OREGON
My commission expires 1/16/76

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 }
led for record at request of
KLAMATH COUNTY TITLE CO
this 30th day of January A.D. 19 73
-12:20- Clerk P. M. and dub
recorded in Vol. M 73 of DEEDS
Page 77
Wm. J. MILNE, County Clerk
By Harold D. Dugan Deputy
Fee \$ 4.00

Return to:
Mr. Mrs. D.R. Devenney
c/o H.F. Smith
538 Main
Klamath Falls, Oregon

TOWNSHIP
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