

1967/50

KNOW ALL MEN BY THESE PRESENTS, That MELVIN D. FIEGI and VIRGINIA FIEGI, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BEN F. SMITH, INC.

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:

The following described real property situate in Section 2, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the North line of Section 2, said point being West 5244 feet from the Northeast corner of Government Lot 3; thence West along said North line of Section 2, a distance of 1832 feet; thence South 407 feet; thence West 50 feet; thence South 618 feet; thence East 537 feet; thence Southeasterly a distance of 1008 feet, more or less to an iron pin; said iron pin being North 1°40' West a distance of 824.2 feet from the Southwest corner of that certain parcel of real property described in deed Vol. M-72, page 7365; thence North 48°21' East a distance of 494 feet to an iron pin; thence North 28°13' East a distance of 807.7 feet to an iron pin; thence North 71°24' East a distance of 278 feet to an iron pin; thence North 67°40' East a distance of 169.3 feet; thence North 0°39' West a distance of 508 feet, more or less to an iron pin on the North side of an irrigation ditch; thence in a Southwesterly direction

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) (CONTINUED ON REVERSE)

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 above 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 \$ 30,000.00

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 29th day of March 1973

Melvin D. Fiegi
Virginia Fiegi

STATE OF OREGON, County of Klamath) ss. March 29, 1973
Personally appeared the above named MELVIN D. FIEGI and VIRGINIA FIEGI

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me: Alameda E. Giacomini
Notary Public for Oregon
My commission expires Aug 5, 1974

NOTE—The sentence between the symbols ©, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

MELVIN D. FIEGI and
VIRGINIA FIEGI

TO

BEN F. SMITH, INC.

AFTER RECORDING RETURN TO
Ben F. Smith, Inc.
P. O. Box 954
El Monte, Cal. 91734

(DON'T USE THIS
SPACE, RESERVED
FOR RECORDING
LABEL IN COUN-
TIES WHERE
USED.)

STATE OF OREGON

County of _____ ss.

I certify that the within instru-
ment was received for record on the
day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
filing fee number _____, Rec-
ord of Deeds of said County.

Witness my hand and seal of
County affixed.

By _____ Title
Deputy

Legal Description Continued:

parallel to the irrigation ditch a distance of 187.3 feet to an iron pin which lies 20 feet Northerly at right angles from the flume; thence Westerly parallel to and 20 feet Northerly at right angles from the flume a distance of 227 feet to the center of the drain; thence Northeasterly along the centerline of the drain a distance of 277.8 feet to the point of beginning.

SUBJECT TO: Terms and conditions of special assessment for farm use and additional tax which may be levied for the last five or lesser number of years in which the land was subject to special farm use assessment in the event said use is changed, which grantee assumes and agrees to pay; regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District; subject to the terms and provisions of that certain instrument recorded July 24, 1970, in Vol. M-70 page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District."; reservations and restrictions as shown in deed from Klamath Irrigation District to C. V. Barton dated January 18, 1935, recorded July 25, 1936, in Vol. 106, page 636, Deed Records of Klamath County, Oregon; contract between United States of America and C. V. Barton recorded in Vol. 114, page 482, Deed Records of Klamath County, Oregon; and easements and rights of way of record and apparent thereon.

STATE OF OREGON,
County of Klamath
Filed for record at request of
TRANSA-AMERICA TITLE INS. CO.
on this 30th day of March A.D. 1973
at 12:24 o'clock P. M. and duly
recorded in Vol. M-73 of DEEDS
Page 3700
Wm. D. MILNE, County Clerk
By *[Signature]* Deputy
Fee \$11.00