

A-21821

21821

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WARRANTY DEED

THIS INDENTURE WITNESSETH, THAT RICHARD C. JACOBSEN and BARBARA JACOBSEN, husband and wife, hereinafter known as Grantors for the consideration hereinafter recited, have bargained and sold, and by these presents do grant, bargain, sell and convey unto CRAIG W. SMITH, hereinafter known as Grantee, the following described premises, situated in Klamath County, Oregon, to-wit:

PARCEL 1:

The NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 10 and the NE $\frac{1}{4}$ of the S $\frac{1}{2}$ of Section 11, and the following parcels: That portion of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, and that portion of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 10 lying on the Easterly side of the main West side Irrigation Canal of Langell Valley Irrigation Districts, as said canal is now located and constructed, all of said land being located in Township 40 South, Range 13 East of the Willamette Meridian;

EXCEPTING THEREFROM that parcel of land deeded to Klamath County, by deed recorded in Vol. 139 page 298, Deed records of Klamath County, Oregon.

PARCEL 2:

That part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, and the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 10, Township 40 South, Range 13 East of the Willamette Meridian, lying West of the main West Side Irrigation Canal of the Langell Valley Irrigation District, as said canal is now located;

SAVE AND EXCEPT one acre, more or less, in the Northwest corner of said NE $\frac{1}{4}$ of SW $\frac{1}{4}$ heretofore deeded to the Bishop of the Protestant Episcopal Church in the United States of America in the Missionary District of Eastern Oregon, Inc., which said last named deed is of record in the deed records of Klamath County, Oregon;

SUBJECT TO: Liens and assessments of Klamath Project and Langell Valley Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith, and

Rights of the Federal Government, the State of Oregon, and the general public in any portion of the herein described property lying below the high water line of Lost River, and

Right of way, including the terms and provisions thereof, given by Jesse K. Turner and Leoria Turner, husband and wife, to the United States of America, dated May 13, 1927, recorded July 2, 1927, in Vol. 76 page 21, Deed records of Klamath County, Oregon, and

Easement, including the terms and provisions thereof, given by Lizzie Powers and A. E. Powers, her husband, to Charles A.

GANONG, SISEMORE
& ZAMSKY
ATTORNEYS AT LAW
538 MAIN STREET
KLAMATH FALLS, ORE.
97601

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Partridge, Jr., dated August 29, 1933, recorded February 18, 1935, in Vol. 104 page 253, Deed records of Klamath County, Oregon. (Affects Parcel 1), and

Right of way, including the terms and provisions thereof, given by A. E. Powers and Lizzie Powers, husband and wife, to Klamath County, Oregon, a body politic in the State of Oregon, dated September 27, 1938, recorded January 17, 1939, in Vol. 120 page 55, Deed records of Klamath County, Oregon, and

Easement, including the terms and provisions thereof, given by George W. Baker, Sr., et al., to the United States of America, dated November 14, 1951, recorded July 17, 1952, in Vol. 255 page 639, Deed records of Klamath County, Oregon, and

Mortgage, including the terms and provisions thereof, given by Central Hotel Company, an Oregon Corporation; Myrtle L. Brett, a widow; Robert P. Brett and Katherine Brett, husband and wife; to the Federal Land Bank of Spokane, a corporation, dated July 7, 1960, recorded July 12, 1960, in Vol. 197 page 131, Mortgage records of Klamath County, Oregon, to secure the payment of \$24,600.00, which CRAIG W. SMITH assumes and agrees to pay, and

Restrictions, reservations, easements, rights of way of record and those apparent on the land.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$67,000.00.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee his heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantee, his heirs and assigns, that they are the owners in fee simple of said premises; that they are free from all encumbrances, except as above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, They have hereunto set their hands this 5TH day of June, 1973.

Richard C. Jacobsen
Barbara Jacobsen

STATE OF CALIFORNIA)
County of Alameda) SS

June 5, 1973

Personally appeared the above named RICHARD C. JACOBSEN and BARBARA JACOBSEN, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Barbara A. Harper
Notary Public for California
My Commission Expires June 29, 1974
OFFICIAL SEAL
BARBARA A. HARPER
NOTARY PUBLIC CALIFORNIA
ALAMEDA COUNTY
My Commission Expires Jun. 29, 1974

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STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title

this 15 day of June A. D. 1973 at 2:54 o'clock P.M., and duly recorded in

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fee 6.00

By WM. D. MILNE, County Clerk

TO HAVE AND TO HOLD the said premises unto the heirs and assigns forever, and to the said premises do hereby convey with full power and authority, that they are the owners in fee simple of said premises; that they are free from all encumbrances, except as above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals the day of June 1973.

Personally appeared the above named RICHARD C. JACOBSEN and MARBARA JACOBSEN, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for California
MARBARA A. JACOBSEN
My Commission Expires June 1, 1974

Return To
Mr. Gary W. Smith
Rt. 1 Box 57
Jacksboro, Oregon 97541