

83082

WARRANTY DEED

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FOR VALUE RECEIVED CHARLOTTE M. FITZHUGH, an unmarried person,

herein referred to as grantors, hereby grant, bargain, sell, and convey unto
DAVID J. O'BRIEN and NORAH E. O'BRIEN, husband and wife,herein referred to as grantees, the following described real property, with tenements, hereditaments, and appurtenances, to wit:
See attached Exhibit A.

TO HAVE AND TO HOLD the said premises unto said Grantees, their heirs and assigns forever. And the said Grantors hereby covenant that they are lawfully seized in fee simple of said premises; that they are free from all incumbrances, subject to the terms and provisions of a ground lease for farming purposes in favor of Eli Rosandich granting a right of possession of a portion of the property through December 15, 1973.

and that they will warrant and defend the above granted premises against all lawful claims whatsoever, except as above stated.

The true and actual consideration for this transfer is \$50,000.00.

Dated October 29 1973.

(Seal)

Charlotte M. Fitzhugh

(Seal)

(Seal)

(Seal)

STATE OF OREGON, County of ~~Klamath~~ Klamath, ss.

Personally appeared the above named

Charlotte M. Fitzhugh

and acknowledged the foregoing instrument to be her voluntary act and deed. Before me

Dated October 29 A.D. 1973.

My Commission Expires 9/16/77

Notary Public for Oregon

Compliments of
CASCADE TITLE COMPANY
Eugene, Oregon

WARRANTY DEED

Return To:

CASCADE TITLE COMPANY

OCT 30 4 20 PM 1973

14553

EXHIBIT A

Government Lots 3 and 4, also the S-1/2 of the NW-1/4, all in the NW-1/4 of Section 3, Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, subject to the following:

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

The assessment roll and the tax roll 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 ten years or lesser number of years, in which the land was subject to the special land use assessment. NOTE: Upon sale or transfer of said land, the new owner must make application for the special assessment within 60 days of said sale or transfer.

Rights of the public in any portion of the herein described premises lying within the limits of any road or highway.

Easement, including the terms and provisions thereof, dated November 13, 1941, recorded November 13, 1941 in Deed Volume 142 page 451 in favor of California Oregon Power Company of Oregon for electric transmission line.

Easement, including the terms and provisions thereof, dated December 6, 1962, recorded December 19, 1962 in Deed Volume 342 page 120 in favor of Pacific Power and Light for electric transmission line.

STATE OF OREGON,
County of Klamath
Filed for record at request of
VANDENBERG & BRANDSNESS
at this 30 day of OCTOBER A.D. 19 73
at 4:20 o'clock P M, and duly
recorded in Vol. M 73 of DEEDS
Page 14552
Wm D. MILNE, County Clerk
By *Hazel D. Hazel* Deputy
FEE \$ 4.00

Ret:
Janstenberg & Brandsness
411 Pine
K O.