

28-8495
KNOW ALL MEN BY THESE PRESENTS, That KENNETH C. KIGER and RUBY L. KIGER, husband and wife,

in consideration of Fifty Three Thousand and No/100, (\$53,000.00) Dollars,

to them paid by RAY P. FIELDS and LEONA W. FIELDS, husband and wife,

do hereby grant, bargain, sell and convey unto said RAY P. FIELDS and LEONA W. FIELDS, husband and wife,

heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances situated in the County of Klamath and State of Oregon, bounded and described as follows, to-wit:

Lot 5 of Section 17; Lots 1, 2 and 3 of Section 20; and 10.63 acres of the North end of the SE 1/4 SE 1/4 of Section 20, being more particularly described as follows, to-wit: Beginning at the Northwest corner of the said SE 1/4 SE 1/4 of Section 20, thence East 1333 feet to line between Sections 20 and 21, thence South 400 feet to drainage ditch of the U.S. Reclamation Service, thence following said ditch North 85°30' West 1337 feet, thence North 295 feet to the place of beginning; all in Township 40 South, Range 10 E.W.M. SAVE & EXCEPTING the following described tract: Beginning at the Northwest corner of Lot 1 Section 20, Township 40 South, Range 10 E.W.M., thence Easterly along the Northerly line of said Lot 1, 325 feet to a point; thence Southerly, parallel with the Westerly line of said Lot 1, 400 feet to a point; thence Westerly, parallel with the Northerly line of said Lot 1, 325 feet to a point on the Westerly line of said Lot 1; thence Northerly along the Westerly line of said Lot 1, 400 feet to the point of beginning.

SUBJECT TO: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith; waiver of Riparian Rights, from A.F. Bunnell to United States of America, dated August 8, 1905, recorded October 16, 1905, in Deed Volume 18 at page 356, Records of Klamath County, Oregon; reservations, restrictions, easements and rights of way of record, and those apparent on the land; Mortgage, including the terms and provisions thereof, dated March 9, 1959, recorded March 13, 1959, in Mortgage Volume 188 at page 528, given to secure the payment of \$10,000.00 with interest thereon and such future advances as may be provided therein executed by Kenneth C. Kiger and Ruby L. Kiger, husband and wife, to the Federal Land Bank of Spokane, a corporation, which said mortgage Grantors herein agree to pay according to the terms and tenor thereof and hold Grantees harmless therefrom; real property taxes for the current fiscal year of 1968-69 and all future taxes and assessments.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$53,000.00.

To Have and to Hold, the above described and granted premises unto the said RAY P. FIELDS

and LEONA W. FIELDS, husband and wife, their heirs and assigns forever.

And KENNETH C. KIGER and RUBY L. KIGER, husband and wife,

above named do covenant to and with the above named grantee s, their heirs and assigns that they are lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all encumbrances, except as above set forth

and that they will and their heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever,

Witness their hands and seals this 16 day of July, 1968.

Kenneth C. Kiger (SEAL)

Ruby L. Kiger (SEAL)

(SEAL)

(SEAL)

STATE OF OREGON,

County of Klamath

ss.

2823

BE IT REMEMBERED, That on this 16 day of July, 19 63, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named KENNETH C. KIGER and RUBY L. KIGER, husband and wife,

known to me to be the identical individual s described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Patty Jean Shurrie
Notary Public for Oregon.
My Commission expires 6-22-69

WARRANTY DEED

(FORM No. 703)

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 11th day of March, 1975, at 3:45 o'clock P M., and recorded in book M 75 on page 2822, Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. NILNE

County Clerk-Recorder.

By Hazel D. L. [Signature]
FEB 24 1975 Deputy.

WHEN RECORDED RETURN TO

Federal Land Bank

P.O. Box 148

City