

A. 25 895

4384 WARRANTY DEED 10248
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RECEIVED SEP 2 1975
12:35 pm

JOHN J. MADDEN, aka, JOHN MADDEN and RUTH MADDEN, husband and wife, Grantors, convey and warrant to RONALD L. MULLANIX and JUDITH ANNE MULLANIX, husband and wife, Grantees, the following described real property located in Klamath County, State of Oregon, free of all encumbrances, except as specifically set forth herein:

PARCEL 5:

A strip of land 20 feet wide off the West side of the NW 1/4 SE 1/4 and off the West side of the North 12 acres of the SW 1/4 SE 1/4 of said Section 32, a road described in conveyance recorded in volume M-73 page 1383, Official records of Klamath County, Oregon.

Said parcel being in Township 40 South, Range 12 East of the Willamette Meridian.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Taxes for 1975-76 are now a lien, but not yet due and payable;
3. The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. If the land has become or becomes disqualified for the special assessment under the statute, an additional tax may be levied for the years since October 5, 1968, in which the land was subject to the special land use assessment;
4. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder;
5. Liens and assessments of Klamath Project and Shasta View Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith;
6. Any unpaid charges or assessments of Shasta View Irrigation District;
7. Right of way for pole line conveyed by Kenneth C. Wilson, et al., to the California Oregon Power Company by deed dated May 15, 1945, recorded June 7, 1945, in Deed Volume 177, page 65, records of Klamath County, Oregon.
8. No liability is assumed if a financing statement is filed in the office of the County Clerk covering growing crops or fixtures wherein the land is described other than by metes and bounds, the rectangular survey system, or by recorded lot and block;
9. Rights of the public in and to any portion of the herein described property lying within the boundaries of public roads or highways.

The true and actual consideration for this transfer is none.

WITNESS Grantors' hands this 29th day of August, 1975.

WARRANTY DEED, PAGE ONE.

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John J. Madden AKA
John Madden
Ruth Madden

STATE OF OREGON }
County of Klamath } ss.

Personally appeared JOHN J. MADDEN, aka, JOHN MADDEN
and RUTH MADDEN, husband and wife, and acknowledged the foregoing
instrument to be their voluntary act and deed.

BEFORE ME:

Susan Kay Way
Susan Kay Way
Notary Public for Oregon
My commission expires 6/4/1977
NOTARY PUBLIC FOR OREGON
My Commission Expires:

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record of request of Klamath County Title Co.,

this 2nd day of November A.D. 1975 at 10:00 A.M., and
duly recorded in Vol. 375, of Deeds on Page 10249

Fee \$3.00

Wm D. MILNE, County Clerk
By Hazel Drazie

Unless a change is requested
all tax statements shall be
sent to:
Department of Veteran's Affairs
1225 Ferry Street, S. E.
Salem, Oregon 9731

AFTER RECORDING RETURN TO:

Mr. and Mrs. Ronald L.
Mullanix
Star Route Box 82
Malin, Oregon

WARRANTY DEED, PAGE TWO.