

115.87 WARRANTY DEED

LAURENCE C. JESPERSEN and RUBY L. JESPERSEN, husband and wife,
and FRANCIS E. JESPERSEN and EDNA MAE JESPERSEN, husband and wife,
Grantors convey and warrant to JOHN E. HESS and BLOSSOM HESS,
husband and wife, Grantees, the following described real property
located in Klamath County, State of Oregon, free of all encum-
brances, except as specifically set forth herein:

PARCEL 1: A tract of land situated in the SW 1/4 of
Section 21, Township 40 South, Range 10 E. W. M., Klamath
County, Oregon, more particularly described as follows:
Beginning at a point from which the East quarter corner of
said Section 21 bears N 72°53' 24" E. 4666.77 feet and the
Southeast corner of a potato cellar bears N 14°33'30" W 22.3
feet; thence S 49°10'30" W 132.51 feet to a point from which
the southwest corner of said potato cellar bears S 67° 36' W
63.3 feet; thence South 189.73 feet to the north line of the
John Hess property; thence East along said line 100.00 feet;
thence North 276.12 feet to the point of beginning.

PARCEL 2: A tract of land situated in Sections 20, 21, 28
and 29 all in Township 40 South, Range 10 E. W. M., Klamath
County, Oregon, more particularly described as follows:
Beginning at the point of intersection of the northeasterly
right of way line of State Highway No. 39 (Merrill Highway)
and the section line common to said Sections 28 and 29;
thence northwesterly along said northeasterly right of way
line to the west line of the SE 1/4 SE 1/4 of said Section
20; thence northerly along the west line of the SE 1/4 SE 1/4
of said Section 20 to the centerline of the U.S.B.R. Drain;
thence easterly along said drain to the section line common
to said Sections 20 and 21; thence East to the east line of
the SW 1/4 SW 1/4 of said section 21; thence southerly along
the east line of the SW 1/4 SW 1/4 of said Section 21 and the
east line of the W 1/2 NW 1/4 of said Section 28 to the
southwesterly right of way line of the Southern Pacific
Railroad; thence southeasterly along said railroad right of
way line to the south line of the NW 1/4 of said Section 28;
thence westerly along the South line of the said NW 1/4 to
the southwest corner of the NW 1/4 of said Section 28; thence
Northerly along the west line of the NW 1/4 of said Section
28 to the point of beginning.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of
record and those apparent on the land.
2. 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

WARRANTY DEED, PAGE ONE.

may be levied for the years since October 5, 1968, in which the land was subject to the special land use assessment.

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

4. Liens and assessments of Klamath Project and Upper Van Brimmer Drainage District, and regulations, contracts, easements, water and irrigation rights in connection therewith.

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

6. Rights of the public in and to any portion of the herein described property lying within the boundaries of public roads or highways, easements and rights of way of record and those apparent on the land.

7. Waiver of Riparian Rights, including the terms and provisions thereof, from A. F. Bunnell to the United States of America, dated August 8, 1905, recorded September 16, 1905, in Deed Volume 18, Page 356, records of Klamath County, Oregon. Affects Lots 2 & 3 Sec. 21, Lot 1 Sec. 28.

8. Right of way, including the terms and provisions thereof, to California Oregon Power Company, dated August 20, 1929, recorded August 27, 1929, in Deed Volume 87, page 620, records of Klamath County, Oregon. Affects W-1/2 SW-1/4 Sec. 21 South of Lost River, W-1/2 NW-1/4 Sec. 28 North of Dalles California Highway, S-1/2 SW-1/4 Sec. 20 plus other property immaterial hereto.

9. Easement, including the terms and provisions thereof to Pacific Power and Light Company, dated May 6, 1965, recorded July 13, 1966, in Volume M66, page 7112, Microfilm records of Klamath County, Oregon. Affects S-1/2 SW-1/4, Lots 2 & 3 Sec. 21.

10. 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.

11. Liens and assessments of Van Brimmer Ditch Company, and regulations, contracts, easements, water and irrigation rights in connection therewith. The true and consideration paid for this conveyance

is \$105,000.00.

WITNESS Grantors' hands this 5 day of April, 1976.

James C. Gray

Richard L. [unclear]

WARRANTY DEED, PAGE TWO.

STATE OF OREGON)
County of Klamath) ss.

Personally appeared LAURENCE C. JESPERSEN and RUBY L. JESPERSEN, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

Laura Kay May
Notary Public for Oregon
My Commission Expires: 6/4/87

NOTARY PUBLIC FOR OREGON
My Commission Expires:

STATE OF OREGON)
County of Klamath) ss.

Personally appeared FRANCIS E. JESPERSEN and EDNA MAE JESPERSEN, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

Laura Kay May
Notary Public for Oregon
My Commission Expires: 6/4/87

NOTARY PUBLIC FOR OREGON
My Commission Expires:

Unless a change is requested
all tax statements shall be
sent to the following address:

Department of Veteran's Affairs
1225 Ferry Street, S. E.
Salem, Oregon 97310

AFTER RECORDING RETURN TO:

Mr. and Mrs. John Hess
7529 Helgard Street
Klamath Falls
Oregon 97603

WARRANTY DEED, PAGE THREE

State of Oregon,)
County of Klamath) ss.

I hereby certify that the within instrument was
received and filed for record on the 7
day of April, 19 76, at 4:12
o'clock P. M. and recorded on Page 4936
in Book M 76 Records of deeds
of said County.

WM. D. MILNE, County Clerk

By *Hazel D. May* Deputy
Fee 9.00