

12440

-WARRANTY DEED-

HAROLD O. HODGES, Grantor, conveys to LEO E. MURRER and ALICE G. MURRER, husband and wife, Grantors, all that real property situate in the County of Klamath, State of Oregon, described as:

PARCEL 1: The Southeast quarter of Section 36, Township 40 South, Range 13 E.W.M.; also the portions of Lots 2 and 3 of Section 1, Township 41 South, Range 13 EWM, which lie Westerly of the main Langell Valley Irrigation District Canal; also Lot 4 of Section 1, and Lot 1 of Section 2, Township 41 South, Range 13 E.W.M. SAVING AND EXCEPTING THEREFROM that portion thereof conveyed to Klamath County by deed recorded October 3, 1952, Volume 257, page 131, and recorded November 18, 1957, Volume 295 page 514 and Volume 295 page 519, record of Klamath County, Oregon

PARCEL 2: Lot 1, S 1/2 NE 1/4, the North 678 feet of the N 1/2 SE 1/4 and the portions of Lots 2 and 3 lying Southeasterly of the Langell Valley Irrigation District Canal in Section 1, Township 41 South, Range 13 East of the Willamette Meridian.

SUBJECT TO: Regulations, including levies, assessments water and irrigation rights and easements for ditches and canals, of Langell Valley Irrigation District; rights of the public in and to any portion of said premises lying within the limits of roads and highways; easements and rights of way of record or apparent upon the land; as disclosed by the assessment and tax roll, the premises herein above been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.

and covenant that grantor is the owner of the above described property free of all encumbrances, except as above set forth, and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above and a contract dated October 5th, 1973, wherein Lowell O. Anderson was vendor and the above-named grantors are vendees, which contract grantors assume and agree to pay as the same become due; also contract dated November 1, 1973, wherein Circle Five Ranch, Inc., an Oregon corporation, was vendor and the above-named grantees, are vendees, which contract grantees assume and agree to pay as the same become due.

The true and actual consideration for this transfer is Two Hundred Forty Thousand and No/100ths (\$240,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to the following address: Leo E. Murrer.

DATED this 8th day of April, 1976.

X Harold O. Hodges

WILLIAM P. BRANDSNESS  
ATTORNEY AT LAW  
411 PINE STREET  
KLAMATH FALLS, OREGON 97601

1. WARRANTY DEED

76 APR 12 PM 4 50

STATE OF Illinois )  
 County of Wayne ) ss.

April 8, 1976.

Personally appeared the above-named HAROLD O. HODGES and  
 acknowledged the foregoing instrument to be his voluntary act.  
 Before me:

*Sanford H. Langdon*  
 Notary Public for ~~Oregon~~ Illinois  
 My Commission expires: 9/27/76

STATE OF OREGON; COUNTY OF KLAMATH; ss.  
 filed for record at request of KLAMATH COUNTY FILE NO.  
 this 12th day of APRIL A.D. 1976 at 4:50 o'clock PM, and  
 duly recorded in Vol. K 76 of DEEDS on Page 5175

Fee - \$6.00

By *Wm D. Milne* County Clerk

Return to:

Durant Real Estate  
 2050 South Sixth  
 Klamath Falls, OR 97601  
 WILLIAM P. BRANDSNESS  
 ATTORNEY AT LAW  
 411 PINE STREET  
 KLAMATH FALLS, OREGON 97601  
 2. WARRANTY DEED