FORM No. 963—Stevens-Ness WARRANTY DEED-STATUTORY FORM THEODORE J. PADDOCK and MARY PADDOCK, husband and wife conveys and warrants to GEORGE O. CHURCH and COLLEEN E. CHURCH, husband and wife Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit: County, Oregon, to-wit: Lot 2, except the Easterly 809 feet thereof, and all of Lots 3, 4, and 5 of Riverside Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. (1) 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. (continued on reverse) The said property is free from encumbrances except The true consideration for this conveyance is \$.74,500.00. (Here comply with the requirements of ORS 93.030) Dated this 25 day of May Theodore J. Paddock 12.1.12.1.1. faddock Mary Paddock STATE OF OREGON, County of Klamath) ss. ... Personally appeared the above named . Theodore J. faddock and Mary Paddock, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed. Julian F. PUBLIC I Barrey (OFFICIAL SEAL) COS WARRANTY DEED STATE OF OREGON Theodore J. and Mary Paddock George O. and Colleen E. GRACHUR Rt 1 Box 802 Bonanza, OR 97623 I certify that the within instrument was received for record on theday of ... George O. and Colleen E. Church Rt. 1 Box 802 ...on pageor as Bonanza, Oregon 97623 file/reel number Record of Deeds of said County. NAME, ADDRESS, ZIP Witness my hand and seal of County affixed. Until a change is requested, all tax statements shall be sent to the following address: Department of Veterans Affairs Recording Officer General Services Bidg. By... Deputy Salem, Oregon 97310

- (2) Acreage and use limitations under provisions of United States statutes and regulations issued thereunder.
- (3) Liens and assessments of Klamath Project and Horsefly Irrigation District and regulations, contracts, easements, water and irrigation rights in connection therewith.
- (4) Any unpaid charges or assessments of Horsefly Irrigation District.
- (5) Rights of the Federal Government, the State of Oregon, and the general public in any portion of the therein described premises lying below the high water line of Lost River.
- (6) Rights of the public in any portion of ther herein described premises lying within the limits of any road or highway.
- (7) Right of way for pole line, including the terms and provisions thereof, given by Jack C. McCartie to The California Oregon Power Company, across the NEI/4SW1/4 of Section 5 Township 39 S.R. 11 E.W.M., dated November 30, 1945, recorded December 19, 1945, Vol 183, page 199, Deed Records of Klamath County, Oregon. Affects Parcel 2.
- (8) Water Right Easement, including the terms and provisions therof, between Irwin A. Beck and Lorraine M. Beck, husband and wife, Theodore J. Paddock and Mary Paddock, husband and wife, and Raymond D. Bixler and Audrey M. Bixler, husband and wife, dated May 29, 1973, recorded July 2, 1973, Vol. M73, page 8362, Deed Records of Klamath County, Oregon. Parcel 1.
- (9) Road Easement along the West side of Parcel 2 as disclosed by deed from S. C. Masten and Patricia A. Masten to George O. Church and Colleen E. Church dated February 12, 1976, recorded March 12, 1976, Vol. M76, page 3561, Deed Records of Klamath County, Oregon.

"ATE OF OREGON; COUNTY OF KLAMATH; SS.

and for record adamanances	
this 27th day of May.	A. D. 1976. of 11 o'clock PA. and
July recorded in Vol. M. 76, of _	DEEDS on Frage 7934
FEE \$ 6.00	Wm D. MILNE, County Clerk

