

21070

KNOW ALL MEN BY THESE PRESENTS, That EVERETT E. TODD and HELEN F.

TODD, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EDWARD L. MASON and BETTY M. MASON, husband and wife,

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A parcel or piece of land situate in the SE 1/4 SW 1/4 of Section 30, Township 39 South, Range 9 E.W.M., in Klamath County, Oregon, being more particularly described as follows:

Commencing at the point of intersection of the Section line marking the Southerly boundary of Section 30, Township 39 South, Range 9 E.W.M., with a line parallel to and fifty (50.0) feet distant at right angles Southeasterly from the center line of the Klamath Falls-Midland section of U.S. 97 Highway, as the same is presently located and constructed, and from which point of intersection the Southwesterly corner of said Section 30 bears South 89°42'30" West 827.1 feet distant; thence North 36°49'30" East parallel to the center line of said highway 1071.5 feet to a 3/4" iron pipe and the true point of beginning of this description; thence North 89°41'10" East along the centerline of an existing irrigation ditch, as the same is presently located and constructed, 943.8 feet to a point; thence North 1°54'40" East 300.0 feet to a 5/8" aluminum capped iron pin; thence North 88°30'50" West along an existing fence 711.8 feet to a 5/8" aluminum capped iron pin at the intersection with the Southeasterly right of way fence; thence South 36°50' West along said right of way fence 404.1 feet, more or less, to the true point of beginning.

SUBJECT TO: 1970-71 REAL PROPERTY TAXES AND all future real property taxes and assessments; 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; all contracts, water rights, proceedings, taxes and assessments relating to the Klamath Basin Improvement District, and all rights of way for roads, ditches, canals and conduits, if any there be; subject to the terms and provisions of that certain instrument recorded July 24, 1970, in Volume M-70 at page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District"; reservations, restrictions, easements and rights of way of record, and those apparent on the land; Mortgage, executed by Robert Dehlinger and Stella Dehlinger to the Federal Land Bank of Spokane, dated 11/21/55, recorded 11/28/55 in Book 167 at page 410, Mortgage Records of Klamath County, Oregon;

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as above set forth, and, Contract of Sale, dated June 26, 1968, wherein Robert Dehlinger and Stella Dehlinger were Sellers and Everett E. Todd and Helen F. Todd were buyers, which said contract Sellers herein agree to pay according to the terms thereof and hold Grantees harmless therefrom; the above described property has been specially assessed as farm land; if the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last five or lesser number of years in which the land was subject to the special land use assessment,

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 4,500.00

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 29 day of January, 1971

Everett E. Todd
Helen F. Todd

17677

STATE OF OREGON,

County of Klamath

ss.

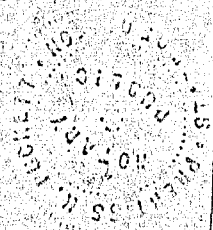
BE IT REMEMBERED, That on this 29 day of January, 19 71, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named EVERETT E. TODD and HELEN F. TODD, husband and wife, known to me to be the identical individual described in and who executed the 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.

[Signature]

Notary Public for Oregon.

My Commission expires 9/23/73



WARRANTY DEED

(FORM No. 703)

STEVENSON'S LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 5 day of Nov 19 76, at 3:02 P.M., and recorded in book 1896 on page 176 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm D Milne

County Clerk

[Signature] Deputy.

Title.

AFTER RECORDING RETURN TO

6.00

Edward L. & Betty M. Mason
2870 Greensprings Dr
Klamath Falls, Oregon
97601