

38-11911-5

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24375

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That KIRSCH BROTHERS, a General Partnership, consisting of John Kirsch and Richard Kirsch, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by I. F. RODGERS & SONS, a Partnership, consisting of I. F. Rodgers, Lorraine G. Rodgers, Richard R. Rodgers, Ronald R. Rodgers, Russell R. Rodgers and Radley R. Rodgers 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:

In Township 39 South, Range 11-1/2 East of the Willamette Meridian:

- Section 27: Government Lots 7, 8 and 9
Section 34: Government Lots 3 and 4, All that portion of the NE-1/4 NE-1/4 lying Westerly of Lost River; SW-1/4 NE-1/4; E-1/2 NW-1/4; SW-1/4 NW-1/4, EXCEPT the West 60 feet; NE-1/4 SW-1/4; the East 30 feet of the SE-1/4 SW-1/4; NW-1/4 SE-1/4; NE-1/4 SE-1/4 lying Westerly of Lost River.
Section 35: Government Lots 10 and 11.

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, subject to the following stipulations and exceptions:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
 2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District.
- 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 Basin Improvement District."
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Poe Valley Improvement District.
 4. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
 5. Rights of the public and of governmental bodies in that portion of the above described property lying below the high water mark of Lost River and the ownership of the State of Oregon in that portion lying below the high water mark thereof.

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GANDONG & SISEMORE
Attorneys at Law
340 Main Street
KLAMATH FALLS, ORE.
97601

6. Reservation contained in Deed recorded in Volume M-73, Page 12910, Deed Records, Klamath County, Oregon, reserving to Richard A. Spielman for his lifetime the right to hunt upon said real property and to take thereon with him at anytime one guest;

and that grantor will warrant and forever defend the said 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 \$334,000.00.

IN WITNESS WHEREOF, the grantor has executed this instrument this 14th day of January, 1977.

KIRSCH BROTHERS, a General Partnership

By [Signature] Partner

By [Signature] Partner

STATE OF OREGON)
) ss.
County of Klamath)

January 18, 1977.

Personally appeared the above named KIRSCH BROTHERS RICHARD KIRSCH and acknowledged the foregoing instrument to be his voluntary act and deed. BEFORE ME:

(SEAL)

[Signature]
Notary Public for Oregon
My Commission Expires: 6-13-80

Kirsch Brothers

STATE OF OREGON)
) ss.
County of Klamath)

Grantor's name and address

I. F. Rodgers & Sons

Route 2, Box 752

Klamath Falls, Ore 97601

Grantee's Name and Address

After Recording Return to:

James E. McCobb

3949 South Sixth Street

Klamath Falls, Oregon 97601

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

I. F. Rodgers & Sons

Route 2, Box 752

Klamath Falls, Ore. 97601

I certify that the within instrument was received for record on the _____ day of _____, 1977, at _____ o'clock _____ M., and recorded in Book _____ on page _____ or as file/reel number _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By _____ Deputy

FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NEES LAW PUB. CO., PORTLAND, ORE.

STATE OF ~~OREGON~~ NEVADA

County of Washoe

ss.

BE IT REMEMBERED, That on this 17th day of January, 1977,
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within
named JOHN KIRSCH

known to me to be the identical individual described in and who executed the within instrument and
acknowledged to me that he 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.

SEAL:



MILLCENT JORGENSON
Notary Public - State of Nevada
Washoe County
My Commission Expires Oct. 22, 1979

X Millicent Jorgenson
Notary Public for Oregon, Nevada
My Commission expires Oct. 22, 79

STATE OF OREGON; COUNTY OF KLAMATH; ss.

TRANSAMERICA TITLE INS. CO

Filed for record at request of _____
this 19th day of January A. D. 1977 at 3:27 o'clock P.M., and
duly recorded in Vol. M 77, of DEEDS on Page 1035

FEES \$ 9.00

W. D. MILNE, County Clerk

Harold Dray