

29050

WARRANTY DEED

Vol. 77 page 7653

KNOW ALL MEN BY THESE PRESENTS, That Burt J. Henderson and Caroline H. Henderson, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by S. Rush Coffin

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:

SE $\frac{1}{4}$ NE $\frac{1}{4}$; all of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ except that portion lying Southwesterly of the right of way of the Great Northern Railway; and Lots 8 and 9; all in Section 17 Township 40 South, Range 10 E.W.M.

SAVING AND EXCEPTING those portions conveyed to the United States of America by Vol. 37, page 401, and Vol. 45, page 233, Deed Records of Klamath County, Oregon.

ALSO SAVING AND EXCEPTING those portions conveyed to The Great Northern Railway by Vol. 95, page 346, and Vol. 95, 346, Deed Records of Klamath County, Oregon.

Subject, however, to the following:

1. Acreage and use limitations under provisions of the United States statutes and regulations issued thereunder.
2. Liens and assessments of Klamath Project and Klamath Irrigation District and regulations, contracts, easements, and water and irrigation (for continuation of this document see reverse side of this deed)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

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 \$145,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which) (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 5 day of May, 1977; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

May 3, 19 77

Personally appeared the above named Burt J. Henderson and Caroline H. Henderson, husband and wife

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, [Signature]
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 8-5-79

STATE OF OREGON, County of Klamath ss.

Personally appeared Burt J. Henderson and Caroline H. Henderson

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: [Signature]
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

S. Rush Coffin
Rt 1 Box 6571
K Falls, OR 97601
NAME, ADDRESS, ZIP

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

S. Rush Coffin
Rt 1 Box 6571
K Falls, OR 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 5 day of May, 19 77,

at 5 o'clock P.M., and recorded in book 77 on page 7653 or as file/reel number 77-7653

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By [Signature]

Recording Officer
Deputy

rights in connection therewith.

3. Rules, regulations and assessments of Klamath Basin Improvement District.

4. Agreement relative to furnishing water, including the terms and provisions thereof, between George M. Rudolph and Ethel J. Rudolph, husband and wife, and United States of America dated December 26, 1931, recorded January 14, 1932, Vol. 96, page 522, Deed Records of Klamath County, Oregon.

5. Right of way for transmission line, including the terms and provisions thereof, given by E. G. Argraves to The California Oregon Power Company dated July 24, 1933, recorded August 10, 1933, Vol. 101, page 330, Deed Records of Klamath County, Oregon.

6. Right of way for transmission line, including the terms and provisions thereof, given by C. M. Boman and Dora Boman, husband and wife, to The California Oregon Power Company dated August 17, 1939, recorded September 26, 1939, Vol. 124, page 488, Deed Records of Klamath County, Oregon.

7. Mortgage, including the terms and provisions thereof, given by Burt J. Henderson and Caroline H. Henderson, husband and wife, to The Federal Land Bank of Spokane, a corporation, dated April 21, 1971, recorded April 26, 1971, Vol. M-71, page 2672, Mortgage Records of Klamath County, Oregon, to secure the payment of \$48,500.00, which Grantee assumes and agrees to pay, on which the balance currently due is \$ 45,587.65, and to perform in full the terms and conditions thereof to The Federal Land Bank of Spokane.

8. 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.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title

this 4 day of May A. D. 19 77 at 11:12 o'clock A. M., and
duly recorded in Vol. M77, of Deed on Page 7653

Fee \$6.00

Wm D. MILNE, County Clerk

B. Hagel