

JERRY SHELLEY and BERTHA B. SHELLEY, husband and wife

JAMES L. RODGERS and MARY RODGERS, husband and wife

hereinafter called grantor, convey(s) to

of Klamath State of Oregon, described as:

PARCEL 1 All those portions of SE $\frac{1}{4}$ NW $\frac{1}{4}$ and N $\frac{1}{4}$ SW $\frac{1}{4}$ in Section 30, Township 39 South, Range 10 East of the Willamette Meridian, lying Southeasterly of the U.S. R.S. "C" Canal and Southwesterly of the U.S.R.S. "C-G" Cutoff Channel.

PARCEL 2 All of SE $\frac{1}{4}$ of Section 30, Township 39 South, Range 10 East of the Willamette Meridian, lying Southwesterly of the U.S.R.S. "C-G" Cutoff Channel and North of the Northerly right of way boundary of the Lost River Diversion Canal as presently enlarged. **PARCEL 3** All of the S $\frac{1}{4}$ SW $\frac{1}{4}$ lying Easterly of the Great Northern Railroad right of way and North of the Northerly right of way boundary of the Lost River Diversion Canal as presently enlarged, in Section 30, Township 39 South, Range 10 East of the Willamette Meridian.

PARCEL 4 All that portion of SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 30, Township 39 South, Range 10 East of the Willamette Meridian, lying Northwesterly of the U.S.R.S. "C" Canal and Southwesterly of the Great Northern Railroad right of way, but excepting highway right of way deeded to State of Oregon by Deed Book 133 at page 476.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except those shown on the reverse of this document

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 110,000.00

Dated this 13 day of June, 19 77

Jerry Shelley
Jerry Shelley

Bertha B. Shelley
Bertha B. Shelley

STATE OF OREGON, County of Klamath) ss.

On this 13 day of June, 19 77 personally appeared the above named Jerry Shelley and Bertha B. Shelley and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Kathy R. Mallama

Notary Public for Oregon

My commission expires: 6-13-80

The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

SHELLEY

TO

RODGERS

After Recording Return to:
James L. Rodgers & Mary Rodgers
6449 Redding Street
Klamath Falls, Oregon 97601
and send tax statements to same.

STATE OF OREGON,)

County of _____) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M. and recorded in book _____ on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By _____ Title _____ Deputy

SUBJECT TO:

10916

Rights of the public in and to any portion of said premises lying within the limits of roads and highways.

Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.

Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$45,000.00

Dated : March 29, 1973
Recorded : April 26, 1973 Book: M-73 Page: 4980
Mortgagor : Jerry L. Shelley and Bertha B. Shelley
Mortgagee : The Federal Land Bank of Spokane, a corporation.
Grantee herein agrees to assume and pay said mortgage obligation.

Covenants, easements and restrictions, but omitting restrictions, if any, imposed by instrument, including the terms thereof,

Recorded : September 21, 1970 Book: M-70 Page: 8316

As disclosed by the assessment and tax roll, the premises herein have 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.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record at request of TRANSAMERICA TITLE INS. CO.

this 21st day of JUNE A. D. 1977 at 3:29 o'clock P.M., and

fully recorded in Vol. M77, of DEEDS on Page 10915

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Hazel Drayton