

31622

-WARRANTY DEED-

LEO E. MURRER and ALICE G. MURRER, husband and wife, Grantors, warrant and convey to EDWARD I. MITCHELL, Grantee, the following described property free of all encumbrances, except as specifically set forth herein:

Government Lot 4 of Section 1 and Government Lot 1 of Section 2, Also that portion of Government Lots 2 and 3 lying Westerly of the Main Langell Valley Irrigation Canal, all in Township 41 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon

SUBJECT TO: That certain Mortgage, including the terms and provisions thereof, with interest thereon wherein Leo E. Murrer and Alice G. Murrer are Mortgagors and Harold O. Hodges is Mortgagee, dated April 1, 1976 recorded April 12, 1976 in Book M76 page 5177 records of Klamath County, Oregon, which Mortgage Grantee herein assumes and agrees to pay according to the terms thereof.

ALSO SUBJECT TO: That certain unrecorded Contract dated October 5, 1973, between Lowell L. Anderson and Harold O. Hodges, as disclosed by Warranty Deed dated April 8, 1976 recorded April 12, 1976 in Book M76 at page 5175, Microfilm records, Klamath County, Oregon, which contract has been assumed by Clifford J. Emmich and Winifred L. Emmich, husband and wife, doing business as MX Farms, in agreement with Grantee herein, which contract nevertheless is an encumbrance upon the above-described property.

and covenant that grantor is the owner of the above-described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; rights of the public in and to any portion of the herein described property lying within the limits of any road and/or highway; assessment roll and tax roll disclose that the within described premises were specifically 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 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 Fifty Thousand and No/100ths (\$50,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to: Mr. Edward I. Mitchell, 314 S. 7th St., Klamath Falls, OR

DATED this 6 day of JUNE, 1977.

Leo E. Murrer
Alice G. Murrer

RETURN TO: Transamerica Title Ins. Co.

WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

STATE OF OREGON)
) ss.
County of Klamath)

June 6, 1977.

Personally appeared the above-named LEO E. MUFERER and ALICE G. MUFERER, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

Linda G. Chandler

LINDA G. CHANDLER
Notary Public for Oregon

My commission expires 5-12-81

Notary Public for Oregon

My Commission expires: _____

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record at request of TRANSAMERICA TITLE INS. CO
11;11

this 27th day of JUNE A. D. 19 77 of 11 o'clock AM.

file recorded in Vol M77 of DEEDS on Page 11292

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Hazel Drazile

WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

2. WARRANTY DEED