

-WARRANTY DEED-

EDWARD I. MITCHELL, Grantor, warrants and conveys to FRED KOEHLER, JR. and HARIL NEWTON, Grantees, the following described property situate in Klamath County, Oregon, 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, of Section 1, 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 Grantees herein assume and agree 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 Edward I. Mitchell, 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 less 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 Five Thousand and No/100ths (\$55,000.00) DOLLARS.

DATED this 6th day of June, 1977.

Edward I. Mitchell

**This document being re-recorded to correct the legal description.

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

1. WARRANTY DEED

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277 JUN 20 AM 11 17

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STATE OF OREGON }
County of Klamath } ss.

June 6, 1977.

Personally appeared the above-named EDWARD I. MITCHELL and acknowledged the foregoing instrument to be his 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: _____

Until a change is requested, all tax statements shall be mailed to: Mr. Fred Koehler, et al. Star Route 1 Box 67-G,
Chiloquin, Oregon 97624

RETURN: Transamerica Title

STATE OF OREGON; COUNTY OF KLAMATH; ss.

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

this 27th day of JUNE A. D. 1977 at 11:13 o'clock A.M., and

duly recorded in Vol. 477, of DEEDS on Page 11290

FEE \$ 6.00

Wm. D. MILNE, County Clerk

By Hazel Brazil



STATE OF OREGON; COUNTY OF KLAMATH; ss.

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

this 20th day of OCTOBER A. D. 1977 at 11:17 o'clock A.M., and

duly recorded in Vol. 477, of DEEDS on Page 20161

FEE \$ 6.00

Wm. D. MILNE, County Clerk

By Hazel Brazil

WILLIAM P. BRANDSNESS

ATTORNEY AT LAW

411 PINE STREET

KLAMATH FALLS, OREGON 97601

2. WARRANTY DEED