

WHEN RECORDED MAIL TO:

Leslie W. Dees
P.O. Box 123
Bonanza Or

MAIL TAX STATEMENTS TO:

41434

STATE OF OREGON Page 454

County of

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 or as filing fee number

Record of Deeds of said County. Witness my hand and seal of County affixed.

By Deputy

KNOW ALL MEN BY THESE PRESENTS, That ROBERT E. BARTELL and DARLA BARTELL, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LESLIE W. DEES

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:

The Southeast quarter and Southeast quarter of Southwest quarter of Section 14; the Northeast quarter of Section 23; all in Township 40 South, Range 13 East of the Willamette Meridian; EXCEPTING THEREFROM that portion conveyed to United States of America by deed recorded November 23, 1922, in Volume 59, page 334, Deed Records of Klamath County, Oregon;

SUBJECT TO: Those terms, provisions and encumbrances shown on the 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 those shown on the reverse side.

and that grantor will warrant and forever defend the above granted 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 \$ 157,700.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 4th day of April 1975

Robert E. Bartell
Robert E. Bartell

Darla Bartell
Darla Bartell

STATE OF OREGON, County of Klamath

April 4

1975

Personally appeared the above named Robert E. Bartell and Darla Bartell, husband and wife,

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

(OFFICIAL SEAL)
Marlene T. Addington
Notary Public for Oregon
My commission expires

Before me: Marlene T. Addington
Notary Public for Oregon
My commission expires 3-21-77

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GIACOMINI, JONES & ZAMSKY
ATTORNEYS AT LAW
A PROFESSIONAL CORPORATION
535 MAIN STREET
KLAMATH FALLS, OREGON

453

SUBJECT TO: Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Langell Valley Irrigation District; rights of the public in and to any portion of said premises lying within the limits of public roads and highways; reservations, including the terms and provisions thereof, of one-half of the oil, gas and mineral rights contained in a deed from John S. Orr and Iva E. Orr to James F. Myers and Hazel M. Myers, dated March 12, 1937, recorded March 12, 1937, in Deed Volume 108, page 223; easement, including the terms and provisions thereof, from James F. Myers, et ux., to the California Oregon Power Company, a California corporation, by instrument recorded August 9, 1941, in Book 140, page 243, Deed Records; easement created by instrument, including the terms and provisions thereof, dated March 15, 1972, recorded March 21, 1972, in Book M-72, page 3056, Microfilm Records, in favor of Langell Valley Irrigation District, a municipal corporation, for a perpetual easement and right of way upon and across the subject property; lease, including the terms and provisions thereof, dated July 2, 1973, recorded August 17, 1973, in Book M-73, page 11181, Microfilm Records, between Robert E. Bartell and Darla Bartell, husband and wife, and Dowdle Oil Company; as disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use and 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; unrecorded contract of sale wherein Joseph Gerken and Yalanda Gerken, husband and wife are seller and Grantor is buyer, which said contract is dated December 12, 1972, and which said contract Grantee herein has assumed and agreed to pay and to hold Grantor harmless and indemnify Grantor against any and all costs thereto as more specifically set forth in a contract between Grantor and Grantee dated April 4, 1975, which said agreement Grantee, by acceptance of this deed, does hereby reaffirm; and easements and rights of way of record and apparent thereon.

STATE OF OREGON, COUNTY OF KLAMATH;

Filed for record at request of

this 9th day of January A. D. 1978 at 2:54 P. M. and

fully recorded in Vol. M78 of Deeds on Page 454

W. D. MILNE, County Clerk

Fee: \$6.00

By *Barbara P. Hetch*

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