

42956

-WARRANTY DEED-

DONALD V. NONELLA, Grantor, warrants and conveys to GORDON M. NIXON, Grantee, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

The N $\frac{1}{2}$  of Government Lot 2 of Section 7, Township 37 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon

TOGETHER WITH: Any non-exclusive easements which benefit said property as revealed in Bargain & Sale Deed dated August 11, 1977 and recorded in Volume 77 page 14651 of Deeds, Klamath County, Oregon

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; the assessment roll and the tax roll disclose that the above-described land has 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. This property is sold for farm use and grantor assumes no responsibility for any other use or attempted use of the land; also subject to one-half interest in the mineral rights as reserved in Deed Volume 85 at page 248, Deed Records of Klamath County, Oregon; 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 Nine Thousand Seven Hundred Fifty and No/100ths (\$9,750.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to: P.O. Box 547, Bly, Oregon 97622.

DATED this 4 day of February, 1978.

Donald V. Nonella

STATE OF OREGON )  
County of Klamath ) ss.

February 4, 1978.

Personally appeared the above-named DONALD V. NONELLA and acknowledged the foregoing instrument to be his voluntary act. Before me:

John L. H.  
Notary Public for Oregon  
My Commission Expires 7/21/79

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

STATE OF OREGON; COUNTY OF KLAMATH; ss. .

I hereby certify that the within instrument was received and filed for record on the 13th day of February A.D., 19 78 at 10:43 o'clock A M., and duly recorded in Vol. M78 of Deeds on Page 2580.

FEE \$3.00

WM. D. MILNE, County Clerk  
By Bernetha S. Helach Deputy

Return to  
TA Branch  
after recording