

## WARRANTY DEED

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FRED ALBERT CRAPO and AMY MARGARET CRAPO, husband and wife, Grantors, convey and warrant to GERALD SAYLES and MARGARET SAYLES, husband and wife, Grantees, the following described real property located in Klamath County, State of Oregon, free of all encumbrances, except as specifically set forth herein:

The West Half of the Northwest Quarter of Section Two, Township Forty South, Range Nine East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Taxes for the fiscal year 1975-76 are a lien, but not yet due and payable;
3. Rights of the public in and to any portion lying within the limits of roads and highways;
4. Easements for ditches and drains as disclosed by instrument recorded March 12, 1945 in Volume 174 page 135, Klamath County, Oregon, Deed Records (No location disclosed);
5. The premises herein described are within and subject to the statutory powers, including the powers of assessment, of Klamath Irrigation District;
6. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein, dated September 18, 1956, recorded September 28, 1956, in Volume 173, page 542, Klamath County, Oregon, Mortgage Records, amount \$8,000.00, Mortgagor: Fred Albert Crapo and Amy Margaret Crapo, husband and wife, and Mortgagee: The Federal Land Bank of Spokane, which said Mortgage, Grantors agree to assume and pay, holding Grantees harmless therefrom;
7. Financing Statement filed September 10, 1971, under County Clerk's File No. 56248 by Fred Crapo and Amy Crapo, a partnership, to Klamath Production Credit Association, which said financing statement Grantors agree to pay and assume, holding Grantees harmless therefrom.

The true and actual consideration paid for this conveyance is \$142,000.00.

WITNESS Grantors' hands this 28 day of August, 1975.

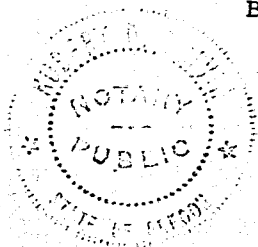
Fred Albert Crapo

Amy Margaret Crapo

STATE OF OREGON                    )  
   ) ss.  
 County of Klamath                )

Personally appeared FRED ALBERT CRAPO and AMY MARGARET CRAPO, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:



*Robert D. Brown*  
 NOTARY PUBLIC FOR OREGON  
 My Commission Expires: 10/4/76

Unless a change is requested  
 all tax statements shall be  
 sent to the following address:

AFTER RECORDING RETURN TO:

Mr. and Mrs. Gerald Sayles  
 Rt. 1, Box 597, Klamath Falls, Oregon

STATE OF OREGON; COUNTY OF KLAMATH; ss.  
 Filed for record at request of Transamerica Title Co.  
 this 3rd day of March A. D. 19 78 at 3:20 o'clock P. M., and  
 duly recorded in Vol. M78, of Deeds on Page 4103  
 Wm D. MILNE, County Clerk  
 By Sandra S. Selbach  
 Fee \$6.00