

WHEN RECORDED MAIL TO:

James V Haapoja
Box 1B x 62
Bonanza Dr 97623

MAIL TAX STATEMENTS TO:

Same

49348

STATE OF OREGON

ss.

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 _____, Rec-
ord of Deeds of said County.

Witness my hand and seal of County
affixed.

Title

By _____ Deputy

(Don't use this
space; reserved
for recording
label in coun-
ties where
used.)

A-29242

WARRANTY DEED

Vol. *m* *78* Page **11715**

JAMES E. DENSON and MARY J. DENSON, husband and wife,

GRANTOR, conveys and warrants to

my JAMES V. HAAPOJA and LOIS J. HAAPOJA, husband and wife,

ALO
GRANTEE, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth below:

SE $\frac{1}{4}$ Section 2; E $\frac{1}{4}$ NE $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 11; all in Township 40 South, Range 13 E.W.M., containing 320 acres, more or less, SAVING AND EXCEPTING a strip of land, aggregating 1.2 acres in area in the said SE $\frac{1}{4}$ NW $\frac{1}{4}$ and SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 11 described by metes and bounds heretofore conveyed to the United States by deed dated February 10, 1926, recorded May 29, 1926, Vol. 69, page 606, Deed Records of Klamath County, Oregon.

SUBJECT TO:

1. Acreage and use limitations under provisions of United States statutes and regulations issued thereunder.
2. Liens and assessments of Klamath Project and Langell Valley Irrigation District and regulations, easements, contracts, water and irrigation rights in connection therewith.
3. The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. If the land has become or becomes disqualified for the special assessment under the statute, an additional tax may be levied for the years since October 5, 1968, in which the land was subject to the special land use assessment. Purchaser assumes the foregoing risk, in its entirety.
4. Right of way, including the terms and provisions thereof, given by Florence Mascotte and Paul Mascotte to The California Oregon Power Company, a California corporation,

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) (Continued)

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 168,000.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is (part of the) (the whole) consideration.~~

In construing this deed and where the context so requires, the singular includes the plural.

Dated this 5 day of MAY, 1978.

James E. Denson
James E. Denson

Mary J. Denson
Mary J. Denson

STATE OF OREGON, County of Klamath) ss. MAY 5, 1978
Personally appeared the above named JAMES E. DENSON and MARY J. DENSON, husband and wife,

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

(Official Seal)

Before me: *E. L. Gilbert*
Notary Public for Oregon
My commission expires 6/1/81

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Giacomini, Jones & Zamsky
Attorneys at Law
A Professional Corporation
635 Main Street
Klamath Falls, Oregon 97601
Telephone: 503/884-7728

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dated April 2, 1941, recorded May 24, 1942, Vol. 138, page 209, Deed Records of Klamath County, Oregon.
 5. Easement, including the terms and provisions thereof, for drainage, irrigation, and roadway purposes, given by F. W. Meeker and Rosa M. Meeker to Bessie M. Campbell, Robert V. Seater and Evelyn Seater dated June 30, 1955, recorded July 7, 1955, Vol. 275, page 499, Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co
 this 1st day of June A. D. 19 78 at 3:40 o'clock P.M., and
 duly recorded in Vol. M78, of Deeds on Page 11715

Wm D. MILNE, County Clerk

By Bernetha H. Hitch

Fee \$6.00