

A-29242

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That RALPH F. ORTON and IRENE I. ORTON, husband and wife, hereinafter called the Grantors, for the consideration hereinafter stated, to Grantors paid by JAMES E. DENSON and MARY JANE DENSON, husband and wife, hereinafter called the Grantees, do hereby grant, bargain, sell and convey unto the said Grantees and Grantees' 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 SE 1/4 of Section 2; the E 1/2 of NE 1/4, the SW 1/4 of NE 1/4 and the SE 1/4 of NW 1/4 of Section 11, all in Township 40 South, Range 13 East of the Willamette Meridian.

SAVE AND EXCEPT a strip of land, aggregating 1.2 acres in area, in the said SE 1/4 of NW 1/4 and the SW 1/4 of NE 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 at page 606 of Volume 69 of Deed Records of Klamath County, Oregon.

- SUBJECT TO: 1. Reservations, restrictions, easements, rights of way of record and those apparent on the land.
2. Taxes for 1973-74 are now due and payable.
3. The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm use. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last five or lesser number of years in which the land was subject to the special land use assessment.
4. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Langell Valley Irrigation District.
5. Easement and right of way, including the terms and provisions thereof, to The California Oregon Power Company, a corporation, recorded May 24, 1941 in Book 138 at page 209, Deed Records.
6. Reservations contained in deed from Michael J. McAuliffe et ux., to F. W. Meeker, dated March 25, 1947, recorded October 2, 1953 in Book 263 at page 245, Deed Records, Klamath County, Oregon.

7. Easement, including the terms and provisions thereof from F. W. Meeker, et ux., to Bessie M. Campbell, et al., dated June 30, 1955, recorded July 7, 1955 in Book 275 at page 499, Deed Records, for perpetual easement for drainage, irrigation and road-way purposes.

TO HAVE AND TO HOLD the same unto the said Grantees and Grantees' heirs, successors and assigns forever.

And said Grantors hereby covenant to and with said Grantees and Grantees' heirs, successors and assigns, that Grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as hereinabove set forth, and that Grantors 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 \$105,016.76.

WITNESS Grantors' hands this 7 day of Nov. 1973.

Return to James E Denson
Pl 1

Bonanza, Or

Ralph F. Orton

Irene I. Orton

STATE OF OREGON)
County of Klamath) ss.

Personally appeared the above named RALPH F. ORTON and IRENE I. ORTON, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME this 7 day of NOVEMBER 1973.

[Signature]
NOTARY PUBLIC FOR OREGON
My Commission expires: 10/4/76

STATE OF OREGON; COUNTY OF KLAMATH; ss. :

I hereby certify that the within instrument was received and filed for record on the 2nd day of June A.D., 19 78 at 12:17 o'clock P M., and duly recorded in Vol. M78 of Deeds on Page 11777.

FEE \$6.00

WM. D. MILNE, County Clerk

By *Berntha B. Smith* Deputy