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WARRANTY DEED

Vol. ^m 78 Page 12727

KNOW ALL MEN BY THESE PRESENTS, that WILLIAM E. MATHES and VERONICA B. MATHES, hereinafter called the grantors, for the consideration hereinafter stated, to grantors paid by HARLEY JAMES ZELLER and MARLYS ELAINE ZELLER, hereinafter called grantees, does hereby grant, bargain, sell and convey unto the said HARLEY JAMES ZELLER and MARLYS ELAINE ZELLER, as Tenants by the Entirety, and unto said 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, State of OREGON, described as follows, to-wit:

All that portion of the SW1/4NW1/4, and of the NW1/4SW1/4 of Section 8, Township 39 South, Range 10 E.W.M., Klamath County, Oregon, lying Northerly of the right-of-way of the Klamath Falls-Lakeview Highway.

SUBJECT TO:

1. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last ten (10) or lesser number of years in which the farm use assessment was in effect for the land and in addition thereto a penalty may be levied if notice of disqualification is not timely given.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Basin Improvement District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Pine Grove Irrigation District.
4. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
5. Grant of Right-of-Way, including the terms and provisions thereof, by and between William E. Mathes and Veronica B. Mathes, husband and wife, and Pacific Power & Light Company, a Main corporation.
Recorded: November 12, 1964
Volume: 357, page 412, Deed Records of Klamath County, Oregon
For: A right-of-way for the installation of one anchor and guy.
6. Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a Mobile Home, and any interest or liens disclosed thereby.

WARRANTY DEED - Page 1.

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To Have and to Hold the same unto the said grantees and grantee's heirs, successors and assigns forever.

And said grantors hereby covenant to and with said grantees, and grantee's heirs, successors and assigns, that grantors are lawfully seized in fee simple of the above-granted premises, free from all encumbrances except as set forth above, and that grantors will warrant and forever defend the said 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, in \$125,000.00.

The property is now assessed as Farm Use Land. By accepting delivery of this deed, the grantees agree that, if the land becomes disqualified for this special Farm Use Land assessment, they will hold grantors harmless for any additional tax or penalty imposed as a result of such disqualification.

IN WITNESS WHEREOF, the grantors have executed this instrument this 14th day of June, 1978.

William E. Mathes, by Ernest Leo Mathes, attorney in fact
 William E. Mathes, by Ernest Leo Mathes, attorney-in-fact.
Veronica B. Mathes, by Ernest Leo Mathes, attorney in fact
 Veronica B. Mathes, by Ernest Leo Mathes, attorney-in-fact.

STATE OF OREGON)
) ss.
 County of Klamath)

June 14, 1978.

Personally appeared the above named, ERNEST LEO MATHES, who, being duly sworn or affirmed, did say that he is the attorney-in-fact for WILLIAM E. MATHES and VERONICA B. MATHES, and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.



BEFORE ME:
Ernest Leo Mathes
 NOTARY PUBLIC FOR OREGON
 My Commission Expires:

STATE OF OREGON; COUNTY OF KLAMATH; ss. :

I hereby certify that the within instrument was received and filed for record on the 15th day of June A.D., 19 78 at 9:10 o'clock A M., and duly recorded in Vol M78 of Deeds on Page 12727.

FEE \$6.00

WM. D. MILNE, County Clerk
 By Bernice D. Dolech Deputy