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A-29654

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STATUTORY WARRANTY DEED

RUSH and RUSH, a partnership consisting of FELIX C. RUSH and EVELYN L. RUSH, Grantors, convey and warrant to MAARTIN POLDERVAART, Grantee, the following described real property situated in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

All of Government Lots 3, 4 and 7 and that portion of Government Lots 8 and 9 lying Northeast of the North right of way line of the The Dalles-California Highway as now located and constructed in Section 18 Township 41 South, Range 12 East, Willamette Meridian.

Also, Lot 11 and that portion of Lot 5 lying South of a line parallel to and distant 92 feet Northerly from the North line of said Lot 11, all in Section 18 Township 41 South of Range 12 East, Willamette Meridian.

Also Farm Unit "B" also described as Lots 6 and 10 of Section 18 Township 41 South of Range 12 East, Willamette Meridian.

Subject to and excepting:

1. Acreage and use limitations under provisions of United States statutes and regulations issued thereunder.
2. Liens and assessments of Klamath Project and Klamath Irrigation District and regulations, easements, contracts, water and irrigation rights in connection therewith.
3. Easement for pole line, including the terms and provisions thereof, conveyed to The California Oregon Power Company by deed recorded December 14, 1932, Vol. 99, page 275, Deed Records of Klamath County, Oregon.
4. Rights of the public in any portion of the herein described premises lying within the limits of any road or highway.
5. Mortgage, including the terms and provisions thereof, given by Felix C. Rush and Evelyn L. Rush, husband and wife, to

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The Federal Land Bank of Spokane, a corporation, dated May 4, 1971, recorded May 11, 1971, Vol. M71, page 4229, Mortgage Records of Klamath County, Oregon, to secure the payment of \$42,000, which Grantee assumes and agrees to pay.

The true and actual consideration for this conveyance is \$220,000.

Until a change is requested, all tax statements are to be sent to the following address:

Return to:

Mr. Maartin Poldervaart
631 Murphy Road
Marysville, California 95901

DATED this 30 day of August, 1978.

RUSH and RUSH

by: Felix C. Rush
Felix C. Rush

by: Evelyn L. Rush
Evelyn L. Rush

STATE OF OREGON)

County of Klamath)

: ss.

On this 30 day of August, 1978, before me, appeared the within named FELIX C. RUSH and EVELYN L. RUSH, who are known to me to be the identical individuals described in and who executed the within instrument, and acknowledged to me that they are partners of RUSH and RUSH, an Oregon partnership, and each of them executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year last above written.

[Signature]
NOTARY PUBLIC FOR OREGON
My Commission Expires: 8-5-79

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STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 31st day of August A.D., 19 78 at 9:30 o'clock A M., and duly recorded in Vol. M78 of Deeds on Page 19277.

FEE \$6.00

WM. D. MILNE, County Clerk
By [Signature] Deputy