

K-31301

-WARRANTY DEED-

DALE C. HENDRICKSON and MILLICENT I. HENDRICKSON, husband and wife, Grantors, convey and warrant to MARTIN HEIM and LOU ANN HEIM, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

A portion of Lot 6 of Section 17, Township 40 South, Range 10 EWM, described as follows: Beginning in the Northeast corner of said Lot 6, thence West along the North boundary of Lot 6 a distance of 214'; thence South parallel with the East boundary of Lot 6, 214'; thence East parallel with the North line of Lot 6, 214'; thence North along the East line of Lot 6, 214'; to the point of beginning, being one acre, more or less.

TOGETHER WITH: A non-exclusive easement for purposes of ingress and egress 30' in width along and West of the East boundary of Lot 6 extending from the above-mentioned one acre on the North to Hill Road on the South

SUBJECT TO AND EXCEPTING:

(1) the assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. Taxes for the year 1978-79 and possibly prior years have been deferred pursuant to ORS 308.370. These, plus earned interest are due and payable when said reason for the deferment no longer exists; (2) acreage and use limitations under provisions of United States statutes and regulations issued thereunder; (3) rules, regulations, and assessments of the Klamath Basin Improvement District; (4) right of way, including the terms and provisions thereof, given by Eliza E. Robley Stewart and John Q. Stewart, her husband, to the California Oregon Power Company, a California corporation, dated November 5, 1928, recorded November 10, 1928, Vol. 82, page 525, Deed Records of Klamath County, Oregon; (5) release of damages contained in Deed executed by Eliza E. Robley Stewart (formerly Eliza E. Robley, widow of A. R. Robley, deceased), and John Q. Stewart, her husband, to Great Northern Railway Company dated June 1, 1931, recorded June 26, 1931, Vol. 95, page 504, Deed Records of Klamath County, Oregon; (6) reservations, restrictions, easements and rights of way of record and those apparent upon the land.

The true and actual consideration for this transfer is Thirty Five Thousand and No/100ths (\$35,000.00) DOLLARS, however includes other property.

Until a change is requested, all tax statements shall be mailed to: Rt 3 Bx 271 B Klamath Falls

DATED this 12 day of Dec 1978.

Dale C. Hendrickson
Millicent I. Hendrickson

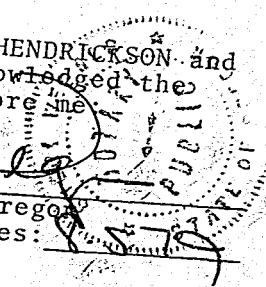
WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

1. WARRANTY DEED

78 DEC 14 AM 11 12

STATE OF OREGON }
County of Klamath } ss. Dec 12, 1978.

Personally appeared the above-named DALE C. HENDRICKSON and
MILLICENT I. HENDRICKSON, husband and wife, and acknowledged the
foregoing instrument to be their voluntary act. Before me


Notary Public for Oregon
My Commission expires: 8-1-79

Return to Mr Mrs Martin Heim
Rt 3 Bx 271 B
Klamath Falls, Or
97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record ~~on~~ December 14th day of December A. D. 1978 at 11:12 o'clock AM., and
fully recorded in Vol. 14-78, of Deeds on Page 27986

Fee \$6.00 By Wm D. MILNE, County Clerk
Jacqueline J. Mettlee

WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601