

62113

WARRANTY DEED (INDIVIDUAL)

Vol. 119 Page 2889

1A38-17191-2
 KARL L. VIDRICKSEN and LOUISE C. VIDRICKSEN and HARRY L. VIDRICKSEN,
 hereinafter called grantor, convey(s) to
CARL E. CROY and LINDA F. CROY, husband and wife
 all that real property situated in the County
 of Klamath, State of Oregon, described as:

SEE ATTACHED EXHIBIT "A"

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except _____

see attached Exhibit "A"

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 123,000.00.*

Dated this 24th day of January, 19 79.

Karl L. Vidricksen
Louise C. Vidricksen
Harry L. Vidricksen

STATE OF OREGON, County of Klamath

) ss.

On this 5th day of February, 19 79 personally appeared the above named
Karl L. Vidricksen & Louise C. Vidricksen & Harry L. Vidricksen and acknowledged the foregoing
 instrument to be their voluntary act and deed.

Before me:

Marlene F. Addington
 Notary Public for Oregon
 My commission expires: 3-22-81

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

Vidricksen

TO

Croy

After Recording Return to:
 Mr. & Mrs. Carl E. Croy
 P. O. Box 844
 Merrill, Oregon 97633
 Taxes: Dept. of Veterans' Affairs
 1225 Ferry St. S. E.
 Salem, Oregon 97310

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 _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By _____

Deputy

RECEIVED 11-10-80
 FEB 6 1979

EXHIBIT "A"

The NE $\frac{1}{4}$ NE $\frac{1}{4}$ and that portion of Government Lot 7 that lays Northerly of the Southern Pacific Railroad right of way in Section 12, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM that portion of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ which lies within the Dalles-California Highway.

ALSO EXCEPTING a right of way deeded to the Central Pacific Railway Company, by deed recorded in Book 85, page 434, over and across Lot 7, Section 12, Township 41 South, Range 10 East of the Willamette Meridian.

SUBJECT TO:

- 1) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
- 2) Rights of the public and of governmental bodies in that portion of the above described property lying below the high water mark of Lost River and the ownership of the State of Oregon in that portion lying below the high water mark thereof.
- 3) Reservations contained in that certain patent from the U.S.A. to Thomas Weedon recorded in Book 2 at page 58 of Klamath County, Oregon.
- 4) Waiver of reparation rights, given to the U.S.A. by Fred L. Pope recorded in Book 18 at page 362, Deed Records of Klamath County, Oregon.
- 5) An easement created by instrument recorded July 7, 1919 in Book 50 at page 299.
- 6) Subject to a private use easement over the Easterly boundary of the herein described property as disclosed by instrument recorded May 1, 1974 in Book M-74 at page 5405.
- 7) No liability is assumed if a financing statement is filed in the office of the County Clerk covering fixtures wherein the land is described other than by metes and bounds, the rectangular survey system or by recorded lot and block.
- 8) As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 6th day of FEBRUARY A.D., 19 79 at 11:40 o'clock A.M., and duly recorded in Vol M 79, of DEEDS on Page 2889.

FEE \$ 6.00

WM. D. MILNE, County Clerk

By Harold Brazil Deputy