

K-31410

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62148 -WARRANTY DEED-

ANZA, INC., an Oregon corporation, Grantor, conveys and warrants to JERRY A. SMITH and CONNIE J. SMITH, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

That portion of the N $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$ that lies East of and adjoining the Old Ford Road, Section 33, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon

SUBJECT TO AND EXCEPTING:

(1) Rights of the public in and to any portion of the herein described premises lying within the limits of any road or highway; (2) the assessment roll and the tax roll disclose that the within described premises were specially assessed as Forest Land. Taxes for the year 1978-79 and possibly prior years have been deferred pursuant to ORS 321.805 to ORS 321.810. These plus earned interest are due and payable when said reason for the deferment no longer exists; (3) Lease and Agreement, by and between Lewis L. Hagelstein and Nona B. Hagelstein, husband and wife, and Gulf Oil Corporation, dated January 11, 1972, recorded February 22, 1972 in Vol. M72, page 1860, records of Klamath County, Oregon, for the development of natural steam and steam power. By document recorded December 31, 1973 in Vol. M73, page 16741, records of Klamath County, Oregon, Lewis L. Hagelstein and Nona B. Hagelstein, Lessors, assigned said lease to Clifford J. Emmich; (4) Reservations and restrictions as contained in Deed dated December 3, 1973, recorded December 31, 1973 in Vol. M73, page 16743, records of Klamath County, Oregon, Clifford J. Emmich to Floyd R. Carbaugh, Jr., as follows: "... subject to rights, rights of way, easements of record, those apparent upon the land and to open grazing rights for 10 years and irrigation ditch easements."; (5) 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 One Thousand and No/100ths (\$31,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to:

Jerry A. Smith, 412 Dunster Dr, Campbell, Ca 95008

DATED this 6 day of February, 1979.

Return to
Same as above

ANZA, INC., an Oregon corporation

By: William E. Chilcote,
President

STATE OF OREGON }
County of Klamath } ss. Feb 6th, 1979.

Personally appeared the above-named WILLIAM E. CHILCOTE, who, being sworn, stated that he is President, ~~and~~ ~~being sworn, stated that he is Secretary of ANZA, INC., and that said instrument was signed in behalf of said corporation by authority of its Board of Directors and they acknowledged said instrument to be his voluntary act.~~ Before me:

Notary Public for Oregon
My Commission expires: 8-5-79

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., 1979 at 3:25 o'clock P. M., and duly recorded in Vol. M 79 of DEEDS on Page 2952

FEE \$ 3.00

WM. D. MILNE, County Clerk

By: Haz P. Mazie Deputy

RECEIVED FEB 6 1979
3:25 pm