

68373

-WARRANTY DEED-

Vol. 79 Page 13019

RAY P. FIELDS and LEONA W. FIELDS, husband and wife, Grantors, convey and warrant to WILLIAM G. NEUBERT and ELIZABETH A. NEUBERT, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

Lot 5 Section 17, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon

SUBJECT TO AND EXCEPTING:

(1) 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 assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land; (2) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District; (3) 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; (4) Rights of the public in and to any portion of said premises lying within the limits of roads and highways; (5) An easement created by instrument, including the terms and provisions thereof, dated February 5, 1927, recorded February 21, 1927 in Book 75 page 216, in favor of California Oregon Power Company; (6) Waiver of Riparian Rights, from A. F. Bunnell, to United States of America, dated August 8, 1905, recorded October 16, 1905 in Book 18 at page 356, Deed Records; (7) Reservations, restrictions, easements, rights of way of record and those apparent upon the land.

The true and actual consideration for this transfer is Twenty Five Thousand and No/100ths (\$25,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to: William Neubert: Rt. 1 Box 628-B Zukerman Rd. Klamath Falls, Or.

DATED this 4 day of June, 1979.

Ray P. Fields
Leona W. Fields

STATE OF OREGON)
County of Klamath) ss. June 4, 1979.

Personally appeared the above-named RAY P. FIELDS and LEONA W. FIELDS, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:



Wendell H. Swanson
Notary Public for Oregon
My Commission expires: 2-16-81

RET. TO:

WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET

KLAMATH FALLS, OREGON 97601

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 5th day of June A.D., 1979 at 9:53 o'clock A.M., and duly recorded in Vol. 79 of Deeds on Page 13019.

FEE \$3.00

WM. D. MILNE, County Clerk

By *Bernice W. Hetch* Deputy

JUN 5 AM 9 53