

Until a change is requested, all tax statements shall be sent to the following address: c/o Donald J. Kane, Jr., Route 1, Box

781, Bonanza, Oregon 97623

K-32044 70012

WARRANTY DEED

Vol. ^m 79 Page 15689

LYLE H. BOZARTH and JOANN T. BOZARTH, husband and wife, hereinafter referred to as Grantors, do hereby grant, bargain, sell and convey unto DONALD J. KANE, JR., hereinafter referred to as Grantee, his heirs, successors and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows:

The NE $\frac{1}{4}$ NW $\frac{1}{4}$ and S $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 19, Township 38 South, Range 11 East of the Willamette Meridian.

SUBJECT TO: (1) The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. Taxes for the year 197879 and possibly prior years have been deferred pursuant to ORS 308.370 to 308.403. These, plus earned interest, are due and payable when the said reason for the deferment no longer exists.

(2) Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.

(3) Liens and assessments of Klamath Project and Horsefly Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith.

(4) Grant of right of way for transmission line conveyed by Leonard Ritter and Julia Ritter, his wife, and Ernest Ritter, a single man, to The California Oregon Power Company, dated August 30, 1940, recorded December 26, 1940, in Volume 134, page 221, Deed Records of Klamath County, Oregon.

(5) Right of way, including the terms and provisions thereof, for transmission line, conveyed by Ernest Ritter, et ux., to The California Oregon Power Company, by deed dated May 10, 1949, recorded May 13, 1949, in Volume 231, page 185, Deed Records of Klamath County, Oregon.

(6) Right of way for transmission line, including the terms and provisions thereof, conveyed by Ernest Ritter, et ux, to The California Oregon Power Company, by deed dated October 31, 1950, recorded November 2, 1950, in Volume 243, page 177, Deed Records of Klamath County, Oregon.

(7) Easement, including the terms and provisions thereof, executed by Leonard Ritter, et al., to H. T. Lafferty, et al., dated August 30, 1940, recorded January 25, 1941, in Deed Volume 135, page 83, Records of Klamath County, Oregon.

(8) Terms and provisions contained in right of way agreement between Ernest L. Ritter and Martha C. Ritter, husband and wife, and Pacific Gas Transmission Company, a California corporation,

dated February 5, 1960, recorded March 21, 1960, in Deed Volume 319, page 581, Records of Klamath County, Oregon.

(9) Terms and provisions contained in right of way agreement between Ernest L. Ritter and Martha C. Ritter, husband and wife, and Leonard Ritter and Julia Ritter, husband and wife, and Pacific Gas Transmission Company, a California corporation, dated February 5, 1960, recorded March 21, 1960, in Deed Volume 319, page 583, Records of Klamath County, Oregon.

(10) Right of way, including the terms and provisions thereof, as disclosed by Notice of Location, recorded October 30, 1961, in Deed Volume 333, page 371, Records of Klamath County, Oregon.

to have and to hold the same unto Grantee, his heirs, successors and assigns forever.

Grantors hereby covenant to and with said Grantee, his heirs, successors and assigns, that they are lawfully seized in fee simple of the above-granted premises, free and clear of all encumbrances, except those noted above, and that Grantor will warrant and forever defend the above-granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above-described encumbrances.

The true and actual consideration paid for this transfer is \$145,000.00.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 2 day of July, 1979.

STATE OF OREGON)
) ss.
County of Klamath)

Lyle H. Bozarth
Joann T. Bozarth

Before me this 2 day of July, 1979, personally appeared the above-named LYLE H. BOZARTH and JOANN T. BOZARTH, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

[Signature]
Notary Public for Oregon
My Commission Expires: 8-5-79

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record on request of XXXXXXXXXX
this 2nd day of July A. D. 1979 at 1:01 o'clock P.M., on
filed recorded in Vol. M79, of DEEDS on Page. 15699

Fee \$ 6.00

Wm D. MILNE, County Clerk
By Bernetha Schubert