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Vol. 79 Page 18910

WARRANTY DEED

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OTTO J. MILLER, dba LaCOMB BRANGUS FARM, Grantor conveys and warrants to VERIL L. NELSON and BARBARA A. NELSON, husband and wife, Grantees, the following described real property located in Klamath County, State of Oregon, free of all encumbrances, except as specifically set forth herein:

The following described real property located in Township 39 South, Range 12 East, Willamette Meridian:

Section 29: E 1/2 SW 1/4 lying East of the centerline of Lost River; W 1/2 SE 1/4; the North 30 feet of the SE 1/4 SE 1/4 lying West of the County Road known as the Bonanza-Lorella Highway.

Section 32: NE 1/4 NW 1/4 lying East of the centerline of Lost River; NW 1/4 NE 1/4 less that portion conveyed to the United States of America by instrument dated January 28, 1925, recorded February 8, 1926, Vol. 69, page 269, Deed Records of Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. 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 to 308.403. These, plus earned interest are due and payable when said reason for the deferment no longer exists;
3. Acreage and use limitations under provisions of United States statutes and regulations issued thereunder;
4. Liens and assessments of Klamath Project and Langell Valley Irrigation District and regulations, easements, contracts, water and irrigation rights in connection therewith;
5. The right of the public and of governmental bodies in and to any portion of the above property lying below high water mark of the Lost River and in and to said water;
6. Rights of the public in any portion of the herein described premises lying within the limits of any road or highway and rights of way for public utilities;
7. Reservations and restrictions contained in deed from A. L. McGuire to Lloy Cowley, et ux, dated March 23, 1936, recorded April 20, 1936, Vol. 106, page 288, Deed Records of Klamath County, Oregon;

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8. Mortgage, including the terms and provisions thereof, given by Evea Adams, a widow to The Federal Land Bank of Spokane, a corporation, dated April 1, 1970, recorded April 3, 1970, Volume M70, page 2611, Mortgage Records of Klamath County, Oregon, to secure the payment of the sum of \$28,700.00, which said Mortgage, Grantees agree to assume and pay holding Grantor harmless therefrom;

9. Lease, including the terms and provisions thereof, given by Evea Adams, Lessor to Dowdle Oil Corporation, Lessee, dated June 9, 1973, recorded August 17, 1973, Vol. M73, page 11153, records of Klamath County, Oregon.

The true and acutal consideration paid for this conveyance is \$150,000.00.

WITNESS Grantor's hand this 3 day of August, 1979.

Otto J. Miller  
OTTO J. MILLER, dba LaCOMB  
BRANGUS FARM

STATE OF California )  
County of Los Angeles ) ss.

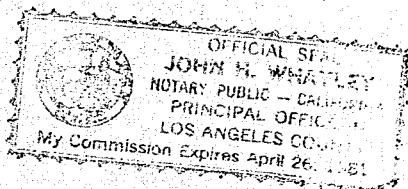
Personally appeared OTTO J. MILLER and acknowledged the foregoing instrument to be his voluntary act and deed.

BEFORE ME:

John H. Whatley  
NOTARY PUBLIC FOR April 26, 1981  
My Commission Expires:

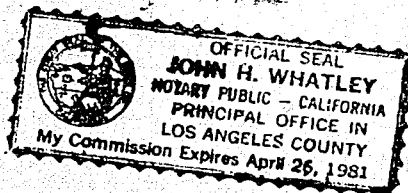
AFTER RECORDING RETURN TO:

Mr. and Mrs. Veril L. Nelson  
Rt. 1 Box 24  
Bonanza, Oregon  
97623



Unless a change is requested all future tax statements shall be sent to:

Mr. & Mrs. Veril L. Nelson  
Rt. 1 Box 24  
Bonanza, Oregon  
97623



STATE OF OREGON; COUNTY OF KLAMATH; ss. :

I hereby certify that the within instrument was received and filed for record on the 8th day of AUGUST A.D., 19 79 at 3:06 o'clock P.M., and duly recorded in Vol. M 79, of DEEDS on Page 18910

FEE \$ 7.00

WM. D. MILNE, County Clerk  
By Bernard Helock Deputy