

72160

-WARRANTY DEED-

NINA RICE, Grantor, conveys and warrants to TIMOTHY J. SCHELL and GLORIA J. SCHELL, 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 Easterly 780 feet of the W $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 9, Township 40 South Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying North of the K.I.D. Lateral as it existed on February 14, 1979

SUBJECT TO AND EXCEPTING:

(1) The premises herein described are within and subject to the statutory powers, including the power of assessment of Klamath Irrigation District and Klamath Basin Improvement District; (2) The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last ten (10) or lesser number of years in which the Farm Use assessment was in effect for the land and in addition thereto a penalty may be levied if notice of disqualification is not timely given; (3) Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways; (4) Agreement, including the terms and provisions thereof, dated May 4, 1971, recorded November 18, 19971 in Volume M71 page 12127 Microfilm Records of Klamath County, Oregon, between Meeker Farms, Inc., and Klamath Irrigation District; (5) Agreement, dated May 4 1971, recorded June 13, 1972 in Volume M72, page 6322 Microfilm Records of Klamath County, Oregon, between Meeker Farms, Inc. and Klamath Irrigation Districts; (6) 1979-80 taxes are now a lien but not yet payable; (7) Reservations, restrictions, easements, rights of way of record and those apparent upon the land.

The true and actual consideration for this transfer is Thirty Two Thouand Nine Hundred and no/100ths (\$32,900.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to: 2186 Cross Rd, Klamath Falls, Or

DATED this 10 day of August, 1979.

STATE OF OREGON)
County of Klamath) ss. Nina M. Rice
August 10, 1979.

Personally appeared the above-named NINA RICE and acknowledged the foregoing instrument to be her voluntary act. Before me:

Linda Steller
Notary Public for Oregon
My Commission expires: July 13, 1981

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 10th day of August A.D., 1979 at 11:01 o'clock A M., and duly recorded in Vol 179 of Deeds on Page 19067.

FEE \$3.50

WM. D. MILNE, County Clerk
By Barbara Shotsch Deputy