

Until a change is requested, all tax statements shall be sent to the following address:

72301

Vol. 79- Page 19294
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That HOWARD O. TOEVS and MARILYN TOEVS, husband and wife, and GORDON R. TOEVS and PATRICIA TOEVS, husband and wife, hereinafter called the grantors, for the consideration hereinafter stated, to grantors paid by OTTO J. MILLER, dba LACOMB BRANGUS FARM, hereinafter called the grantee, do hereby grant, bargain, sell and convey unto the said grantee, his heirs and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

All in Township 39 South, Range 12 East, Willamette Meridian

Section 28: NW $\frac{1}{4}$ SW $\frac{1}{4}$, S $\frac{1}{2}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$

Section 29: E $\frac{1}{2}$ SW $\frac{1}{4}$ lying East of the centerline of Lost River; W $\frac{1}{2}$ SE $\frac{1}{4}$; the North 30 feet of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ lying West of the County Road (known as the Bonanza-Lorella Highway)

Section 32: NE $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ NE $\frac{1}{4}$, less that portion of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ 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.

Section 33: NW $\frac{1}{4}$

SUBJECT TO: (1) The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. If the land has become or becomes disqualified for the special assessment under the statute, an additional tax may be levied for the years since October 5, 1968, in which the land was subject to the special land use assessment.

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

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

(4) 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.

(5) 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.

(6) Reservations and restrictions contained in deed from George A. McCart et al, to J. A. Lewison, et al, dated September 28, 1931, recorded April 17, 1935, Vol. 104, page 466, Deed Records of Klamath County, Oregon, as follows: "specially reserving all the gas and oil on said land." Affects NW $\frac{1}{4}$ Section 33.

(7) Reservations and restrictions contained in deed from A. L. McGuire to Lloyd Cowley et ux, dated March 23, 1936,

WARRANTY DEED (1)

recorded April 20, 1936, Vol. 106, page 288, Deed Records of Klamath County, Oregon, as follows: "Reserving and retaining all minerals whatsoever on said land."

(8) Right of way for transmission line, including the terms and provisions thereof, given by Leo H. Lewison, et al, to The California Oregon Power Company, a California corporation, dated September 30, 1941, recorded November 13, 1941, Vol. 142, page 445, Deed Records of Klamath County, Oregon. Affects SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 28 and NW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 33.

(9) Easement for road, including the terms and provisions thereof, given by Robert S. Adams and Evea Adams, husband and wife, to Ralph E. Vaden and Hattie B. Vaden, husband and wife, dated October 22, 1959, recorded October 26, 1959, Vol. 316, page 619, Deed Records of Klamath County, Oregon. Affects S $\frac{1}{2}$ SW $\frac{1}{4}$ Section 28 and NW $\frac{1}{4}$ Section 33.

(10) Easement for pump and pine lines, including the terms and provisions thereof, given by Evea Adams, et al, to The United States Department of the Interior, Bureau of Reclamation, recorded June 18, 1968, Vol. M68, page 5370, Deed Records of Klamath County, Oregon.

(11) 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, Vol. M70, page 2611, Mortgage Records of Klamath County, Oregon, to secure the payment of \$28,700.00. Covers that portion of the property described herein situate in Sections 29 and 32.

(12) Mortgage, including the terms and provisions thereof, given by Evea Adams, a single woman, to The Federal Land Bank of Spokane, a corporation, dated January 27, 1971, recorded January 29, 1971, Vol. M71, page 826, Mortgage Records of Klamath County, Oregon. Covers that portion of the property described herein situate in Sections 28 and 33.

(13) Lease, including the terms and provisions thereof, between Evea Adams, Lessor, and Dowdle Oil Corporation, Lessee, dated June 9, 1973, recorded August 17, 1973, Vol. M72, page 11153, Deed Records of Klamath County, Oregon.

(14) Agreement of Sale, including the terms and provisions thereof, between Robert S. Adams and Barbara S. Adams, husband and wife, first parties, and Howard O. Toevs, whose wife's name is Marilyn Toevs, and Gordon R. Toevs, whose wife's name is Patricia Toevs, second parties, dated April 1, 1976, recorded August 28, 1976, Vol. M76, page 6235, Deed Records of Klamath County, Oregon.

(15) Lease Agreement, including the terms and provisions thereof, between Gordon R. Toevs and Howard O. Toevs, Lessors, and Jesse H. Goings, Lessee, dated May 10, 1976, recorded May 21, 1976, Vol. M76, page 7554, Deed Records of Klamath County, Oregon.

TO HAVE AND TO HOLD the same unto the said grantee, his heirs and assigns forever.

AND said grantors hereby covenant to and with said grantee, his heirs and assigns that grantors are lawfully seized in fee simple

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of the above-granted premises, free from all encumbrances and that grantors will warrant and forever defend the aboved-granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 208,215.50.

WITNESS grantors' hands this 8 day of July, 1977.

Howard O. Toews

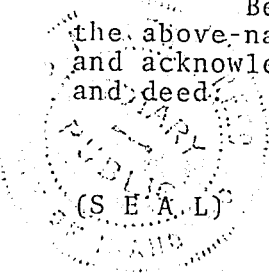
Marilyn Toews

Gordon R. Toews

Patricia R. Toews

STATE OF Idaho)
County of Minidoka) ss.

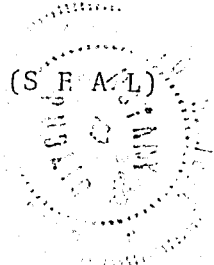
Before me this 9th day of July, 1977, personally appeared the above-named HOWARD O. TOEVS and MARILYN TOEVS, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.



Martha Reed
Notary Public for Idaho
My Commission Expires: 7-5-78

STATE OF Idaho)
County of Bingham) ss.

Before me this 9th day of July, 1977, personally appeared the above-named GORDON R. TOEVS and PATRICIA TOEVS, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.



Otto H. Hoge
Notary Public for Idaho
My Commission Expires: 8-20-78

STATE OF OREGON,)
County of Klamath)
Filed for record at request of

AFTER RECORDING RETURN TO:
Mr. Otto J. Miller
19 Carmel Bay
Corona Del Mar, California 92625

Klamath County Title Co.
on this 14th day of August A.D. 19 77
at 10:49 o'clock A M, and duly
recorded in Vol. 479 of Deeds
Page 10294
Wm D. MILNE, County Clerk
By Ken H. Hoge Deputy
Fee \$10.50