

38-21262-D Cop

LOWELL O. ANDERSON, hereinafter called grantor, conveys to HAROLD O. HODGES and MAVIS I. HODGES, husband and wife, all that real property situate in the County of Klamath, State of Oregon, described as:

The Southeast quarter of Section 36 Township 40 South, Range 13 E.W.M.; also the portions of Lots 2 and 3 of Section 1, Township 41 South, Range 13 E.W.M.; which lie Westerly of the main Langell Valley Irrigation District Canal; also Lot 4 of Section 1, and Lot 1 of Section 2, Township 41 South, Range 13, E.W.M. SAVING AND EXCEPTING THEREFROM that portion thereof conveyed to Klamath County by Deed recorded October 3, 1952, Volume 257, Page 131, and recorded November 18, 1957, Volume 295-514 and Volume 395-519, records of Klamath County, Oregon

Land covenant that grantor is the owner of the above described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; rules, regulations, liens and assessments of water users and sanitation districts; 1973-74 taxes are now a lien but not yet payable; the assessment roll and the tax roll disclose that the within described premises were specifically assessed as farm land. If the land becomes disqualified for the special assessment under the statute, then an additional tax may be levied for the last five years or lesser number of years, in which the land was subject to the special land use assessment; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is One Hundred Twenty Five Thousand and No/100ths (\$125,000.00) DOLLARS.

The foregoing recital of consideration is true as I verily believe. Dated this 5 day of October, 1973.

Lowell O. Anderson

STATE OF OREGON)
) ss.
County of Klamath)
October 5, 1973.

Personally appeared the above named LOWELL O. ANDERSON and acknowledged the foregoing instrument to be his voluntary act. Before me:

Barrett L. Linn
Notary Public for Oregon
My Commission expires: 12-11-74



Return to:
TA. Donna

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 1st day of April A.D., 19 80 at 3:56 o'clock P.M., and duly recorded in Vol. 780 of Deeds on Page 6363.

FEE \$3.50

WM. D. MILNE, County Clerk
By Sumetha A. Felock Deputy