

K33011

WARRANTY DEED

\*\*\*\*\*

OTTO J. MILLER, dba LaComb Brangus Farm, Grantor conveys and warrants to DONALD MARC NELSON and JO ROCHEL NELSON, husband and wife, Grantees, the following described real property located in Klamath County, Oregon, free of all encumbrances except as specifically set forth herein:

All the following described real property situate in Klamath County, Oregon:

Township 39 South, Range 12 East of the Willamette Meridian

Section 28:

That portion of the W 1/2 SW 1/4 lying South and Westerly of Klamath County Highway, known as Bonanza-Lorella Highway.

Section 33:

All that portion of NW 1/4 lying South and Westerly of Klamath County Highway, known as Bonanza-Lorella Highway. TOGETHER WITH AN EASEMENT APPURTENANT benefiting the above described real property which easement is for the maintenance, use and repair of irrigation ditches, which easement is 20 feet in width lying Westerly of and adjacent to the East line of the NW 1/4 of said Section 33 and running from the Northerly line of the county road North to the L.V.I.D. main canal.

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. 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 1/4 Sec. 33;

7. 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.;

8. 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; which said Mortgage Grantor agrees to assume and pay holding Grantees harmless therefrom;


9. 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. M73, page 11153, Deed Records of Klamath County, Oregon;

10. 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;

By assignment dated July 8, 1977, said contract was assigned to Otto J. Miller, dba LaComb Brangus Farm, as disclosed by Memorandum of Assignment, recorded July 13, 1977, Vol. M77, page 12413, Deed Records of Klamath County, Oregon, which said Contract, Grantor agrees to assume and pay holding Grantees harmless therefrom.

The true and actual consideration paid for this conveyance is \$130,000.00.

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

  
OTTO J. MILLER, dba LaComb Brangus Farm

STATE OF California )  
 ) ss.  
County of Los Angeles )

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

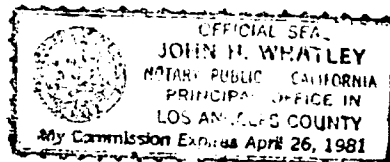
WARRANTY DEED, PAGE TWO.

BEFORE ME:

*John H. Wheatley*  
NOTARY PUBLIC FOR *California*  
My Commission Expires: *April 26, 1981*

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

Mr. and Mrs. Donald Marc Nelson



AFTER RECORDING RETURN TO:

Mr. and Mrs. Donald Marc Nelson

*Ret Don Nelson*  
*Rt 1 Bx 26*  
*Bonanza Or*  
*97626*

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record at request of Klamath County Title Co.  
his 1st day of May A. D. 1980 at 11 o'clock P.M., on  
uly recorded in Vol. M80, of Deeds on Page 8094

Wm D. MILNE, County Clerk

By *Barbara H. Toed*

Fee \$10.50

WARRANTY DEED, PAGE THREE.