

KENNETH R. WHEELER and JANET M. WHEELER, husband and wife

, hereinafter called grantor, convey(s) to

MAX D. FENNER and VIKKI M. FENNER, husband and wife

all that real property situated in the County

of Klamath, State of Oregon, described as:

See Attached Exhibit "A"

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except See attached Exhibit "A"

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 \$ 94,000.00.*Dated this 5th day of June, 1980.

Kenneth R. Wheeler
Janet M. Wheeler

STATE OF OREGON, County of Klamath) ss.

On this 9th day of June, 19 80 personally appeared the above named
Kenneth R. Wheeler and Janet M. Wheeler and acknowledged the foregoing
 instrument to be their voluntary act and deed.

Before me:

Susan C. Patk

Notary Public for Oregon

My commission expires: 11/2/82

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO

STATE OF OREGON,

) ss.

County of _____)

I certify that the within instrument was received for record
 on the _____ day of _____, 19____,
 at _____ o'clock _____ M. and recorded in book _____
 on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By _____

Deputy

After Recording Return to:

Mr. & Mrs. Max D. Fenner
 15007 Clover Creek Rd.
 Klamath Falls, Oregon 97601
 Send tax statements to:
 Dept. of Veterans Affairs
 1725 Ferry S.E.
 Salem, Oregon 97310

A parcel of land situated in Section 1, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the Northwest corner of the SE $\frac{1}{4}$ of said Section 1; thence South 00° 04' 23" West along the West line of said SE $\frac{1}{4}$, 1266.99 feet to a 5/8 inch iron pin at the Northerly right of way line of a Southern Pacific Railroad track; thence South 33° 30' 10" East, along said railroad right of way line, 78.22 feet to a 5/8 inch iron pin at the South line of the N $\frac{1}{2}$ of said SE $\frac{1}{4}$; thence South 89° 45' 37" East along said South line N $\frac{1}{2}$ SE $\frac{1}{4}$, 1165.34 feet to a 5/8 inch iron pin at the Westerly right of way line of the Klamath Irrigation District, No. 19 drain; thence along said Westerly right of way line of No. 19 drain the following courses and distances; North 18° 41' 36" West, 474.44 feet; North 07° 27' 21" East, 379.19 feet; North 62° 32' 19" West, 150.26 feet; North 42° 01' 53" West, 461.08 feet; North 19° 02' 07" East, 102.64 feet to a 5/8 inch iron pin on the North line of said SE $\frac{1}{4}$; thence North 89° 45' 40" West along said North quarter section line, 695.49 feet to the point of beginning.

Subject to:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.
3. Mortgage, including the terms and provisions thereof, recorded February 1, 1974 in Book: M-74 Page: 1107 in favor of Department of Veterans' Affairs, which grantees herein assume and agree to pay.
4. Mortgage, including the terms and provisions thereof, recorded September 21, 1976 in Book: M-76 Page: 14751 in favor of Department of Veterans' Affairs, which grantees herein assume and agree to pay.
5. Mortgage, including the terms and provisions thereof, recorded August 9, 1979 in Book: M-79 Page: 18952 in favor of Thomas A. Jobe and Geraldine Jobe, which grantees herein do not assume and agree to pay.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 11th day of June A. D. 19 80 at 3:51 o'clock P. M., or

July recorded in Vol. M80, of Deeds on Page 0756

Wm D. MILNE, County Clerk

By Bernetha H. Helt

Fee \$7.00