

890411

WARRANTY DEED

92382

KNOW ALL MEN BY THESE PRESENTS, That Naomi Artie Micka

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Fred W. Stillwell

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

and Farm Unit "E" according to the Farm Unit Plat, or Lots 31 and 32 of Section 13, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

and Subject to exceptions as shown on reverse side.

NOTE: grantor reserves the crops now located on the premises and reserves the use of the potato cellar until such time as the 1980 crop is sold and shipped.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 250,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 29th day of September, 1980; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Naomi Artie Micka

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath September 29, 1980.

STATE OF OREGON, County of ss. , 19

Personally appeared the above named Naomi Artie Micka

Personally appeared and who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

and acknowledged the foregoing instrument to be their voluntary act and deed.

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

(OFFICIAL SEAL)

Before me: [Signature]

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

Notary Public for Oregon

My commission expires:

My commission expires:

My Commission Expires July 13, 1981

Naomi Artie Micka Star Route Box 50 Merrill, Oregon 97633 Caldwell, ID 83605

GRANTOR'S NAME AND ADDRESS Fred W. Stillwell 5160 South Etna Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to: as above

NAME, ADDRESS, ZIP

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

as above

NAME, ADDRESS, ZIP

STATE OF OREGON, County of ss.

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 or as file/reel number.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Recording Officer Deputy

1. Taxes for the fiscal year 1980-1981, a lien, not yet due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project and Klamath Irrigation District.
4. Reservations, restrictions and easements, including the terms and provisions thereof, as constined in Patent recorded February 19, 1936 in Volume 106, page 1, Deed Records of Klamath County, Oregon, including but not limited to the following:
"Subject to any vested or accrued water rights for mining, agriculture, manufacturing or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of courts; but excepting nevertheless, and reserving unto the United States, rights of way over, across and through said lands for canals and ditches constructed or to be constructed by its authority, all in the manner prescribed and directed by the Act of Congress approved August 30, 1890 (26 Stat. 391)."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 30th day of September A. D. 1980 at 9:26 clock A M., and
duly recorded in Vol. M80, of Deeds on Page 18707

W. D. MILNE, County Clerk

Fee \$7.00

By Bernard Heloch