

4809.34384

-WARRANTY DEED-

DORIS ANNA AXEL MILLER, DORIS ANNA AXEL MILLER, as Trustee for the benefit of Katherine Miller and Lester "Rocky" Miller, Grantors, convey and warrant to JOE B. KARNES and FREDA L. KARNES, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein, to-wit:

That portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, lying Southerly of the South Side By-Pass and Westerly of the 1-C-1-A Drain

SUBJECT TO AND EXCEPTING:

(1) The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. Taxes for the year 1980-81 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; (2) Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder; (3) Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith; (4) Easement for roadway between Doris Anna Axel Miller et al and Robert Daniel Axel et al, dated September 23, 1971, recorded December 6, 1971, in Deed Volume M-71 page 13252, records of Klamath County, Oregon; (5) terms and provisions contained in Deed from Doris Anna Axel Miller, individually and as Trustee for Katherine Miller and Lester "Rocky" Miller, to Klamath County, a political subdivision of the State of Oregon, dated September 20, 1976, recorded November 26, 1976, in Deed Volume M-76 page 19035, records of Klamath County, Oregon; (6) Reservations, restrictions, easements and rights of way of record and those apparent upon the land.

The true and actual consideration for this transfer is Ninety Three Thousand and No/100ths (\$93,000.00) DOLLARS.

Return to same
Until a change is requested, all tax statements shall be mailed to Grantees at: 5807 Airway Dr K. Falls

DATED this 24 day of Sept, 1981.

STATE OF OREGON)
County of Klamath)

ss.

Doris Anna Axel Miller
Doris Anna Axel Miller Trustee
9-24, 1981.

Personally appeared the above named DORIS ANNA AXEL MILLER, individually and as Trustee for the benefit of Katherine Miller and Lester "Rocky" Miller, and acknowledged the foregoing instrument to be her voluntary act and deed. Before me:

[Signature]
Notary Public for Oregon
My Commission expires: 8-83

WILLIAM P. BRANDSNESS

A PROFESSIONAL CORPORATION

ATTORNEY AT LAW

State of OREGON: COUNTY OF KLAMATH: ss.

I hereby certify that the within instrument was received and filed for record on the

24th day of September A.D., 1981 at 3:33 o'clock P.M., and duly recorded in

Vol M81 of Deeds on page 17104.

Fee \$ 4.00

EVELYN BIEHN
COUNTY CLERK

[Signature] deputy

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