

K-34792

11735

PAUL E. FOX and GLADYS H. FOX, Grantors conveys and warrants to JOHN O. BATH, SR. and VILETTA J. BATH Grantees, the following described real property located in Klamath County, State of Oregon, free of all encumbrances, except as specifically set forth herein:

Township 40 South, Range 13 East of the Willamette Meridian:

Section 12: N $\frac{1}{2}$ SW $\frac{1}{4}$ and that portion of S $\frac{1}{2}$ SW $\frac{1}{4}$ lying North of Miller Creek as now located.

Section 11: That portion of the S $\frac{1}{2}$ SE $\frac{1}{4}$ lying North of Miller Creek and East of Lost River as now located.

TOGETHER WITH a perpetual non-exclusive easement 20 feet wide for ingress and egress to and from said parcel of real property as follows: The West 20 feet of the W $\frac{1}{2}$ SW $\frac{1}{4}$ Section 7, Township 40 South, Range 14 E.W.M., extending from the North boundary of the County Road along the South boundary of said Section 7 to the North boundary of Miller Creek Channel across the bridge constructed across same; and the 20 feet adjacent to the North boundary of said Miller Creek Channel extending from the said bridge across said channel West to the East boundary of the SW $\frac{1}{4}$, Section 12, Township 40 South, Range 13 E.W.M., which said easement shall be appurtenant to and run with grantees' said lands herein conveyed.

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 1981-82, 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 exist.
3. Reservations contained in United States Patents and State Deeds.
4. Rights of Federal Government, the State of Oregon, and the general public in and to that part thereof lying below the highwater lines of Miller Creek and Lost River.
5. All contracts and agreements with the United States of American and Langell Valley Irrigation District, relative to irrigation and/or drainage, and any rights of way for ditches or canals heretofore conveyed or in use in connection therewith.

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6. Reservations and restrictions in deed from the California Oregon Power Company to Laddie Rajnus et al, dated February 14, 1945, recorded March 15, 1945, in Volume 174 page 220, Deed records of Klamath County, Oregon, as follows: "Subject to rights of way for irrigation and drainage ditches and all other easements of record and visible in the premises, including the rights of way for pole, anchor guys, overhead wires and appurtenances thereto, as the same are now constructed and in place. The grantor reserves the right to conduct water across said premises by means of existing river channels or enlargements or relocation of said."

7. Right of way Easement, including the terms and provisions thereof, from John Bath and Vilette Bath to Pacific Power and Light Company, dated May 1, 1978, recorded May 4, 1978, in Volume M78 page 9025, Deed records of Klamath County, Oregon.

8. Drainage easement, including the terms and provisions thereof from Paul E. Fox and Gladys H. Fox, husband and wife, to Gene Rector and Daryl A. Rector, husband and wife, dated May 3, 1982, recorded May 4, 1982 Volume M 82 page 5560, Deed records of Klamath County, Oregon; and re-recorded May 11, 1982 in Volume M82, page 5872.

The true and actual consideration paid for this conveyance is

\$ 141,750.00.

WITNESS Grantor's hand on this 3 day of May, 1982.

Paul E. Fox
PAUL E. FOX, Grantor

Gladys H. Fox
GLADYS H. FOX, Grantor

STATE OF OREGON)
) ss
County of Klamath)

Personally appeared PAUL E. FOX and GLADYS H. FOX, and acknowledged the foregoing instrument to be their voluntary act and deed.

BEFORE ME:

Brad A. [Signature]
NOTARY PUBLIC FOR OREGON
My Commission Expires: Feb 3, 1983

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

John O. Bath & Vilette J. Bath
Rt 1 Box 122
Bonanza, Oregon 97623

AFTER RECORDING RETURN TO:
Aspell & Della Rose
122 South 5th
Klamath Falls, Oregon 97601

STATE OF OREGON: COUNTY OF KLAMATH :ss
I hereby certify that the within instrument was received and filed for
record on the 13 day of May A.D., 19 82 at 3:30 o'clock P M
and duly recorded in Vol M 82, of Deeds on page 5943

FEE \$ 8.00

EVELYN BIRHN COUNTY CLERK
by Joyce M. Shure Deputy