

13632

K. 35448

1287

9045

STATUTORY WARRANTY DEED

CURTIS T. UNDERWOOD AND DELLA A. UNDERWOOD, Husband and Wife, Grantors, convey and warrant to JAMES M. HUBBARD and MARJORIE A. HUBBARD, Husband and wife, Grantees, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

Township 40 South, Range 12 East of the Willamette Meridian:  
 Section 3: S $\frac{1}{2}$ SW $\frac{1}{2}$ SE $\frac{1}{2}$ NE $\frac{1}{2}$ , SE $\frac{1}{2}$ SW $\frac{1}{2}$ NE $\frac{1}{2}$ , W $\frac{1}{2}$ SW $\frac{1}{2}$ NE $\frac{1}{2}$ , W $\frac{1}{2}$ , W $\frac{1}{2}$ SE $\frac{1}{2}$

Section 4: S $\frac{1}{2}$ , S $\frac{1}{2}$ NE $\frac{1}{2}$

Section 9: E $\frac{1}{2}$ , N $\frac{1}{2}$ NW $\frac{1}{2}$ , SE $\frac{1}{2}$ NW $\frac{1}{2}$ , NE $\frac{1}{2}$ SW $\frac{1}{2}$

Section 10: N $\frac{1}{2}$ NW $\frac{1}{2}$ , SW $\frac{1}{2}$ NW $\frac{1}{2}$ , NW $\frac{1}{2}$ NE $\frac{1}{2}$

SUBJECT TO:

1. Farm Use Taxation and to any additional taxes which may be levied by reason of the land being disqualified for any reason whatever which said tax increase if any shall be the obligation of the Grantees;
2. Reservations and restrictions of record and easements and rights of way of record and those apparent on the land;
3. Acreage and use limitations under the provisions of the United States Statutes and regulations issued thereunder, if any;
4. Liens and assessments of the Langell Valley Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
5. Mortgage including the terms and provisions thereof given by J. Bruce Owens and E. Marie Owens, husband and wife, to Federal Land Bank of Spokane, dated December 5, 1979, recorded December 10, 1979, in Vol. M79 page 28374, Mortgage Rcds of Klamath County, Oregon, to secure the payment of \$165,000.00, approximately \$164,000.00 balance due. Interest at variable % per annum, which Grantees expressly assume and agree to pay according to the terms and tenor thereof.

The said property is free of all encumbrances created or suffered by the Grantors except as above set forth.

The true consideration for this conveyance is \$390,000.00.

DATED this 15 day of July, 1982.

*Curtis T. Underwood*  
*Della A. Underwood*

982 JUL 15 PM 2 45

STATE OF OREGON        ]  
                               ]  
 County of Klamath     ] ss.

July 15, 1982

Personally appeared the above named CURTIS T. UNDERWOOD<sup>8</sup> and DELLA A. UNDERWOOD, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

*[Signature]*  
 Notary Public for Oregon  
 My Comm. expires: 8-5-83

*Return to / mail tax statements to*

*Grantee: Rt 1 Bx 123*

*Bonanza, Or 97623*

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

This 15 day of July A.D. 1982 at 2:46 o'clock p.m. and

duly recorded in Vol. M 82, of Deeds on a c. 9045

Fee \$8.00

EVELYN BIEHN, Clerk  
 By *[Signature]*