

KCT-CE-3733

Until a change is requested, all tax statements shall be sent to the following address: 14181 Williams Highway

Grants Pass, OR 97526

WARRANTY DEED

WALTER E. CONNER and LETA J. CONNER, husband and wife, hereinafter referred to as Grantors, do hereby grant, bargain, sell and convey unto JERRY STONE and SHIRLEY STONE, husband and wife, hereinafter referred to as Grantees, their heirs, successors and assigns, as tenants by the entirety, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows:

NEL/4 SW1/4, SE1/4 NW1/4 and Lots 2 and 3 of Section 30, Township 39 South, Range 12, East of the Willamette Meridian, ALSO, Beginning at the quarter Section corner between and common to Sections 19 and 30 of Township 39 South, Range 12, East of the Willamette Meridian, Oregon; thence East 682 feet, thence South 20°15' East 1670 feet; thence South 20° West 790 feet; thence North 45° West 1400 feet; thence North 1320 feet to the place of beginning.

ALSO, a portion of the SW1/4 NEL/4 of Section 30, Township 39 South, Range 12 East Willamette Meridian, described as follows: A parcel of land lying West of a line drawn from the Northwest corner of the SW1/4 NEL/4 of said Section 30, Township 39 South, Range 12 East of the Willamette Meridian diagonally across said forty until said line reaches the Southeast corner of said SW1/4 NEL/4 of said Section 30.

SAVING AND EXCEPTING from above described parcels that portion which lies Northerly and Easterly of Teare Road.

SUBJECT TO: (1) Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.

(2) Liens and assessments of Klamath Project and Langell Valley Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith.

(3) 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.

(4) Grant of Right of Way from A. A. Rodenberger and Ruth R. Rodenberger, his wife, to The California Oregon Power Company, a California corporation, dated July 21, 1950, recorded July

26, 1950, in Volume 240 of Deeds, page 467, records of Klamath County, Oregon.

(5) Grant of Right of Way, including the terms and provisions thereof, given by and between Kenneth K. Behnke et ux first parties and Frank H. McCornack et al as second parties, dated March 20, 1961 and recorded March 29, 1961 in Deed Volume 328 on page 248, Records of Klamath County, Oregon, for right of way for the maintenance and operation of a drainage ditch.

(6) Right of Way, including the terms and provisions thereof, by State of Oregon, represented and acting by the Director of Veterans' Affairs to Pacific Power and Light Company, dated August 11, 1965 and recorded March 29, 1966 in M66, page 2723, Deed Records of Klamath County, Oregon.

(7) Mortgage, including the terms and provisions thereof, given by Walter E. Conner and Leta J. Conner, husband and wife, to The Federal Land Bank of Spokane, dated May 23, 1977, and recorded May 27, 1977 in M77, page 9356, records of Klamath County, Oregon, to secure the payment of \$53,500.00.

TOGETHER WITH THE FOLLOWING DESCRIBED PERSONAL PROPERTY:

Two (2) One-quarter mile wheel lines with motor driven movers

One-quarter mile of six inch mainline

One (1) 50 h.p. electric sprinkler pump with switch panel

All related valves and fittings necessary to operate the above-mentioned equipment.

to have and to hold the same unto Grantees, their heirs, successors and assigns forever.

Grantors hereby covenant to and with said Grantees, their heirs, successors and assigns, that they are lawfully seized in fee simple of the above-granted premises, free and clear of all encumbrances, except those noted above, and that Grantors will warrant and forever defend the above-granted premises and every part and parcel thereof against the lawful demands and claims of all persons whomsoever, except those claiming under the above-described encumbrances.

The true and actual consideration paid for this transfer is \$285,000.00.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 10 day of September, 1981.

Walter E. Conner
Walter E. Conner

Leta J. Conner
Leta J. Conner

STATE OF OREGON)
) ss.
County of Klamath)

Before me this 20 day of September, 1981, personally appeared the above-named WALTER E. CONNER and LETA J. CONNER, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon
My Commission Expires:

(S E A L)

Return To:

Jerry & Shirley Stone
14181 Williams Highway
Grants Pass, OR 97526

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

4:08

On 25 day of Jan A.D. 1983 at o'clock P.M.

duly recorded in Vol. M83 of Deeds on a 1354

Fee \$12.00

EVLYN BIEHN, County Clerk

By Joyce McRae