

Until a change is requested, all tax statements shall be sent to the following address: David D. Hill

Rte 1 Box 657 Klamath Falls, OR 97601

WARRANTY DEED

DONALD E. COLWELL and BARBARA B. COLWELL, husband and wife, hereinafter referred to as Grantors, do hereby grant, bargain, sell and convey unto DAVID D. HILL and SANDRA A. HILL, 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:

All that portion of Lot 7 in Section 34, lying Northeasterly of the Great Northern Railroad Right of Way and all that portion of Lot 2 and the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 35 lying Northeasterly of the Great Northern Railroad Right of Way, all in Township 40 South, Range 10, E.W.M.

SUBJECT TO: (1) The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. Taxes for the year 1979-1980, 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) Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.

(3) Rights of the Federal Government, the State of Oregon, and the general public in and to that part thereof lying below the high water line of Lost River.

(4) Waiver of Riparian Rights, including the terms and provisions thereof, executed by C. A. Bunting and M. Veneta Bunting, his wife, dated August 10, 1905, recorded September 16, 1905, in Deed Volume 18, page 353, Records of Klamath County, Oregon.

(5) Acceptance of the Terms and Conditions of the Reclamation Extension Act, including the terms and provisions thereof, by C. A. Bunting to the United States, recorded in Deed Volume 43, page 165, Deed Records of Klamath County, Oregon.

(6) Acceptance of the Terms and Conditions of the Reclamation Extension Act, including the terms and provisions thereof, by M. Veneta Bunting to the United States, recorded in Deed Volume 43, page 165, Deed Records of Klamath County, Oregon.

(7) Right of Way, including the terms and provisions thereof, by and between Arthur Frazier and Martha C. Frazier, husband and wife, and Great Northern Railway Company, a corporation, dated May 25, 1931, recorded June 13, 1931, in Volume 95, page 455, Deed Records of Klamath County, Oregon.



(8) Mortgage, including the terms and provisions thereof executed by Marion Donald Barnes and Martha Christina Barnes, husband and wife, to The Federal Land Bank of Spokane, a corporation, dated March 10, 1969, recorded March 21, 1969, in Volume M69, page 2042, Mortgage Records of Klamath County, Oregon, to secure the payment of \$35,000.00, which Grantees herein agree to assume and pay in full.

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 \$60,000.00.

In Witness Whereof, the Grantors have executed this instrument this 11 day of Dec, 1980.

Donald E. Colwell  
Donald E. Colwell

Barbara B. Colwell  
Barbara B. Colwell

STATE OF OREGON       )  
                              ) ss.  
County of Klamath    )

Before me this 17 day of Dec, 1980, personally appeared the above-named DONALD E. COLWELL and BARBARA B. COLWELL, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

(S E A L)

Notary Public for Oregon  
My Commission Expires 8-5-83

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record

On 4 day of April 1983 10:52 A

July recorded in V. M83 Deeds 4933

8.00

By Shirley J. [Signature]

At:  
David D. Hill  
Rte 1 Box 657  
Newark, Ind; 47601