

1967/50-22966

Vol. 1983 Page 6598
STEVENS-NESS CO., PORTLAND, ORE.KNOW ALL MEN BY THESE PRESENTS, That **ARNOLD E. CHRISTENSON and LAURETTA S. CHRISTENSON**, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by **HUGH T. BELL and DOROTHY G. BELL**, husband and wife, as tenants in common, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of **Klamath** and State of Oregon, described as follows, to-wit:

The real property described in Exhibit "A" attached hereto and thereby made a part hereof as though fully set forth hereat.

(If SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances EXCEPT the exceptions set forth in Exhibit "A" attached hereto and thereby made a part hereof as though fully set forth hereat,

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$800,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) \$125,000.00 cash; \$675,000.00 by 10 year contract at 6 3/4%

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 16th day of April, 1973.

STATE OF OREGON, County of **Yuba**, ss. Personally appeared the above named **ARNOLD E. CHRISTENSON and LAURETTA S. CHRISTENSON**, 19.

and acknowledged the foregoing instrument to be their voluntary act and deed.

NOTARY PUBLIC—CALIFORNIA
YUBA COUNTY
My Commission Expires Aug. 9, 1975

Before me:

Notary Public for Oregon

My commission expires Aug 9 1975

P. O. Box 511, Marysville, CA. 95901

NOTE—The sentence between the symbols Ⓞ, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

ARNOLD E. CHRISTENSON
and LAURETTA S. CHRISTENSON

TO

HUGH T. BELL and
DOROTHY G. BELL

AFTER RECORDING RETURN TO

(DON'T USE THIS
SPACE; RESERVED
FOR RECORDING
LABEL IN COUN.
TIES WHERE
USED.)

STATE OF OREGON

County of

I certify that the within instrument was received for record on the day of , 19 ,

at o'clock M., and recorded in book on page or as filing fee number , Record of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By

Deputy

No.

KCTC

The following described real property situate in Klamath County, Oregon:

PARCEL 1:

Township 31 South, Range 7 E.W.M.

Section 13: N 1/2 SE 1/4

Township 31 South, Range 8 E.W.M.

Section 4: SE 1/4

Section 5: SE 1/4; NW 1/4

Section 6: S 1/2

Section 8: All

Section 9: W 1/2

Section 10: SW 1/4 SE 1/4; N 1/2 SE 1/4; SE 1/4 SE 1/4

Section 15: N 1/2

Section 16: All

Section 17: SE 1/4

Section 18: All

Section 19: All

Section 21: N 1/2 N 1/2

PARCEL 2:

Township 31 South, Range 7 E.W.M.

Section 24: N 1/2 NE 1/4

SAVING AND EXCEPTING from the above described parcels any portion thereof lying within the right of way of the Southern Pacific Company railroad.

SUBJECT TO: Terms and conditions of special assessment as farm use and the right of Klamath County, Oregon, to additional taxes in the event said use should be changed, which obligation grantee assumes and agrees to pay and perform; liens and assessments of Modoc Irrigation District, and regulations, easements, contracts, water and irrigation rights, and acreage and use limitations under provisions of United States Statutes and regulations in connection therewith; reservations and restrictions contained in deed from Homer Hutchinson et al to Gerald Captain dated November 14, 1932, recorded October 14, 1933, Deed Vol. 101, page 530, records of Klamath County, Oregon; reservation of all subsurface rights, except water, to the heirs of Solon Dial Chiloquin, as reserved in United States Patent recorded December 27, 1955, Deed Vol. 280, page 141, records of Klamath County, Oregon; reservation of all subsurface rights except water to the heirs of Edith Jonah as reserved in United States Patent recorded December 27, 1955, Deed Vol. 280, page 143, records of Klamath County, Oregon; reservations and restrictions contained in United States Patent to Gerald Captain recorded June 9, 1958, Deed Vol. 300, page 58, records of Klamath County, Oregon; easements and rights of way of record and apparent thereon.

EXHIBIT "A"

STATE OF OREGON: COUNTY OF KLAMATH ;ss

I hereby certify that the within instrument was received and filed for record on the 29th day of April A.D., 19 83 at 10:35 o'clock A M and duly recorded in Vol M83, of Deeds on page 6598

EVELYN BIEHN COUNTY CLERK

by Sumner J. Hellock Deputy

FEE \$8.00