

L. J. SCHMITZ and VIRGINIA M. SCHMITZ, husband and wife  
ROBERT M. GALLUP and R. EULALIE GALLUP, husband and wife  
of Klamath, State of Oregon, described as: all that real property situated in the County

Lots 2, 3 and 4 of Section 19, and Lot 1, Section 30, and the NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 30, All in Township 39 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPT any portion deeded to Klamath County for road purposes in Volume 79 at page 242 and Volume 191 at page 242.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except  
See attached Exhibit "A"  
and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.  
The true and actual consideration for this transfer is \$ 150,000.00.\*

Dated this 19th day of March, 1984

STATE OF OREGON, County of Marion ss.  
L. J. Schmitz and Virginia M. Schmitz  
instrument to be their voluntary act and deed. 1984 personally appeared the above named and acknowledged the foregoing

Before me:

Notary Public for Oregon

My commission expires:

- \* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- \*\* If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

STATE OF OREGON,

County of ss.

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 Records of Deeds of said County.

Witness my hand and seal of County affixed.

By Title Deputy

After Recording Return to:

TAX STATEMENTS TO:  
Mr. & Mrs. Robert M. Gallup  
HC 62, Box 81B  
Malin, Oregon 97632

## EXHIBIT "A"

## SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Langell Valley Irrigation District.
2. Reservations contained in Patent from the United States of America to Zebedee F. Lundy, recorded June 24, 1922 in Deed Volume 58 at page 593.
3. Rights of the public in and to any portion of the above described property lying within the limits of public roads and highways.
4. Rights of way granted to The California Oregon Power Company
5. A strip of land 45 feet in width was granted to United States of America by instrument recorded February 8, 1926 in Deed Book 69 at page 271.
6. Right of way, including the terms and provisions thereof, executed by Richard E. Botens, et ux., to Pacific Power and Light Company, dated July 12, 1965 recorded March 29, 1966 in Book M-66 at page 2719, Deed Records.
7. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$7,000.00  
 Dated : June 1, 1966  
 Recorded : June 6, 1966 Book: M-66 Page: 5927  
 Mortgagor : Richard E. Botens and Eileen M. Botens, husband and wife  
 Mortgagee : The Federal Land Bank of Spokane, a corporation which Mortgage the Grantees herein do not assume and agree to pay and Grantor herein will remain responsible under the terms of the Trust Deed and Grantor holds Grantees harmless therefrom.
8. Contract, including the terms and provisions thereof,  
 Dated : August 18, 1975  
 Recorded : August 21, 1975 Book: M-75 Page: 9791  
 Vendor : Richard E. Botens and Eileen M. Botens  
 Vendee : L. J. Schmitz and Virginia M. Schmitz  
 which Contract the Grantees herein do not assume and agree to pay and Grantor herein will remain responsible under the terms of the Contract and Grantor holds Grantees harmless therefrom.
9. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.

STATE OF OREGON, )

County of Klamath )

Filed for record at request of

on this 27th day of March A.D. 19 84  
 at 11:36 o'clock A M, and duly  
 recorded in Vol. M84 of Deeds  
 Page 4845

EVELYN BIEHN, County Clerk

By P. Smith DeputyFee 8.00