

47227

MTC #14626-K

KCT #K-37283

-WARRANTY DEED-

Vol. M85 Page - 4505

RAY P. FIELDS and LEONA W. FIELDS, husband and wife, Grantors, convey to WILLIAM S. HART and HARLEY J. HART, tenants in Common, Grantees, all that real property situate in the County of Klamath, State of Oregon, described as:

That portion of Gernment Lots 2 and 3 of Section 20, Township 40 South, Range 10 East of the Willamette Meridian, lying Southely of existing transmission line, and 10.63 acres of the North end of the SE 1/4 of Section 20, being more particularly described as follows: Beginning at the Northwest corner of the said SE 1/4 SE 1/4 of Section 20; thence East 1333 feet to line between Sections 20 and 21; thence South 400 feet to drainage ditch of the U. S. Reclamation Service; thence following said ditch North 85°30' West 1337 feet; thence North 295 feet to the place of beginning; all in Township 40 South, Range 10 East of the Willamette Meridian.

and covenant that grantors are the owners of the above-described property free of all encumbrances, except reservations, restrictions easements and rights of way of record and those apparent upon the land; rules, regulations, liens and assessments of water users and sanitation districts; the assessment roll and the tax roll disclose that the within described premises were specifically assessed as farm land. If the land becomes disqualified for the special assessment under the statute an additional tax may be levied for the last five years or lesser number of years, in which the land was subject to the special land use assessment; 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 Fifty Two Thousand and No/100ths (\$52,000.00) DOLLARS.

Until a change is requested, all tax statements shall be mailed to the following address:

DATED this 9 day of March, 1976.

STATE OF OREGON)
County of Klamath) ss.

March 9, 1976.

Personally appeared the above-named RAY P. FIELDS and LEONA W. FIELDS, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:

After recording return to:

William S. Hart & Harley J. Hart
Box 481
Merrill, OR 97633

WILLIAM P. BRANDSNESS
ATTORNEY AT LAW

Alfred J. Brand
Notary Public for Oregon
My Commission expires 12/31/77

STATE OF OREGON: COUNTY OF KLAMATH: ss
I hereby certify that the within instrument was received and filed for record on the 28th day of March A.D., 1985 at 10:26 o'clock A M, and duly recorded in Vol. M85, of Deeds on page 4505.

Fee: \$ 5.00

EVELYN BIEHN, COUNTY CLERK
by: Ann Smith, Deputy