

HELEN T. FARMER

\_\_\_\_\_, hereinafter called grantor, convey(s) to  
WALTER H. KNAPP and VALERIE M. KNAPP, husband and wife  
 of Klamath, State of Oregon, described as:

That portion of Tract 55 of MIDLAND TRACTS, lying Northerly of the  
 U.S.R.S. Lateral C-4-N and Easterly of Highway No. 97 also known  
 as the Dalles California Highway, in the County of Klamath, State  
 of Oregon.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY  
 PARTICULAR USE MAY BE MADE OF THE PROPERTY  
 DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD  
 CHECK WITH THE APPROPRIATE CITY OR COUNTY  
 PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except \_\_\_\_\_  
 Those contained in Exhibit "A" attached hereto

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 \$ 43,000.00 \*

Dated this 17th day of April, 19 85.

Helen T. Farmer  
 Helen T. Farmer

STATE OF OREGON, County of Klamath ) ss.

On this 22<sup>nd</sup> day of April, 19 85 personally appeared the above named  
Helen T. Farmer and acknowledged the foregoing  
 instrument to be her voluntary act and deed.

Before me:

Marlene P. Addington  
 Notary Public for Oregon  
 My commission expires: 3-22-89

\* 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)

Helen T. Farmer

TO

Walter H. Knapp  
Valerie M. Knapp

After Recording Return to:

Walter H. Knapp  
Valerie M. Knapp

P.O. Box 91  
Midland, OR

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 \_\_\_\_\_ Records of Deeds of said County.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ Title \_\_\_\_\_ Deputy \_\_\_\_\_

## SUBJECT TO:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District

Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District."

2. Easement as disclosed by instrument:  
For : The right of raising and or lowering the water level of Klamath River  
Granted to : California-Oregon Power Company  
Recorded : January 8, 1932  
Book : 96  
Page : 547 & 549
3. Easement as disclosed by instrument:  
For : use of the public as a county road and state highway  
Granted to : Klamath County  
Recorded : October 28, 1933  
Book : 105  
Page : 314
4. Easement as disclosed by instrument:  
From : D.B. Campbell, E.R. Reames and Jeannie Reames  
To : United States of America  
Recorded : November 9, 1912  
Book : 38  
Page : 156

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record . . .

this 22nd day of April A. D. 19 85 at 11:28 o'clock A M., and  
duly recorded in Vol. M85, of Deeds on Page 5767.

Fee: \$9.00

By EVELYN BIEHN, County Clerk  
[Signature]