

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Darcy Miller
Leon and/or Shirley M. Roberts

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by 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:
That portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 13, Township 39 South, Range 9 E.W.M., lying Easterly of the 1-C-1-A Drain and Westerly of the following described line: Beginning at a point on the South line of said Section 13, which is 707 feet East of the corner common to Sections 13, 14, 23 and 24 of said Township and Range; thence North 0° 40' East a distance of 736.6 feet to a point which is 82.5 feet Easterly from the centerline of the U.S.R.S., 1-C-1-A drain ditch; thence along a line parallel to said drain ditch, North 25° 23' East 386.3 feet; thence North 4° 34' East 287.5 feet, more or less, to the North line of the drainage ditch along the North boundary of the South half of the SW $\frac{1}{4}$ of said Section 13.
Saving and excepting therefrom that portion deeded to Klamath County by deed dated March 15, 1978 and recorded April 6, 1978 in Deed Volume M-73 on page 6624, records of Klamath County, Oregon. Subject however, to the following: 1. Acreage and use Limitations under provisions of United States Statutes and regulations issued thereunder. 2. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations easements, contracts, water and irrigation rights in connection therewith.

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 as noted of record as of the date of this deed and those apparent upon the land; if any, as of the date of this deed;

grantor will warrant and forever defend the said 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. and that The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 65,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 95.030.) In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 30th day of AUGUST, 1985, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

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.

Darcy Miller
Darcy Miller

STATE OF OREGON,
County of Klamath } ss.
AUGUST 30th, 1985

STATE OF OREGON, County of _____) ss.
Personally appeared _____, 19____

Personally appeared the above named
DARCY MILLER

each for himself and not one for the other, did say that the former is the _____ and
_____ who, being duly sworn,
_____ president and that the latter is the
_____ secretary of _____

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

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me, _____
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 4/24/89

Notary Public for Oregon
My commission expires: _____
(OFFICIAL SEAL)
(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 30th day of August, 1985, at 3:03 o'clock P.M., and recorded in book/reel/volume No. 185 on page 13923 or as fee/file/instrument/microfilm/reception No. 52718, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Pam Smith
Deputy

SPACE RESERVED
FOR
RECORDER'S USE

GRANTEE'S NAME AND ADDRESS

After recording return to:
LEON & SHIRLEY Roberts
4341 Arthur Street
Klamath Falls, Ore. 97603

Until a change is requested all tax statements shall be sent to the following address.

KFFSL
540 MAIN ST.
K.F.O.

NAME, ADDRESS, ZIP

Fee: \$5.00

500