

MT 70825

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WARRANTY DEED

DEBORAH R. KNESS, Grantor conveys and warrants to MINNIE E. BEYER, Grantee, the following described real property located in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

Government Lots 3 and 4, also the S 1/2 NW 1/4 (being the NW 1/4) of Section 3, Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights of way, easements of record and those apparent on the land;
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways;
3. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last ten (10) or lesser number of years in which the farm use assessment was in effect for the land and in addition thereto a penalty may be levied if notice of disqualification is not timely given;
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project and Langell Valley Irrigation District;
5. Reservations, restrictions and easements as contained in Patent from United States of America, recorded April 8, 1901 in Volume 13, page 425, Deed Records of Klamath County, Oregon;
6. Grant of Right of Way, including the terms and provisions thereof, Dated: October 13, 1941, Recorded November 13, 1941, Volume 142, page 451, Deed Records of Klamath County, Oregon, in favor of The California Oregon Power Company for pole and wire lines;
7. Grant of Right of Way, including the terms and provisions thereof, Dated: December 6, 1962, Recorded: December 19, 1962, in Volume 342, Page 120, Deed Records of Klamath County, Oregon, in favor of Pacific Power & Light Company, a Maine corporation, for transmission and distribution of electricity;
8. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein, dated: October 29, 1973, Recorded: October 30, 1973, Volume M73, page 14548, Microfilm Records of Klamath County, Oregon, Amount: \$45,000.00, Mortgagor: David J. O'Brien and Norah E. O'Brien, husband and wife, Mortgagee: Charlotte M. Fitzhugh, which said Mortgage was subsequently assigned to Grantor. Grantor agrees to assume and pay said Mortgage, holding Grantee harmless therefrom.

Deborah R. Kness
Deborah R. Kness

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STATE OF OREGON)
County of Klamath) ss.

Personally appeared the above-named DEBORAH R. KNESS and acknowledged the foregoing instrument to be her voluntary act and deed.

BEFORE ME;

Sandra K Davis
NOTARY PUBLIC FOR OREGON

My Commission Expires: 3-29-82

Unless a change is requested
all future tax statements shall be
sent to:

Mrs. Minnie E. Beyer
Rt. 1 Box 42
Bonanza, OR 97623

AFTER RECORDING RETURN TO:

Mrs. Minnie E. Beyer
Rt. 1 Box 42
Bonanza, OR 97623

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of _____ January _____ A.D. 19 86 at 10:38 o'clock A M., and duly recorded in Vol. 1186
of _____ Deeds _____ on Page 544

FEE \$9.00

Evelyn Biehn, County Clerk
By P. Smith