

2000
85641

-WARRANTY DEED-

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ARDEN H. MILLION and FERNE E. MILLION, husband and wife, Grantors, warrant and convey to MARVIN E. YATES and DELCA G. YATES, husband and wife, Grantees, the following described real property situate in the County of Klamath, State of Oregon, free of all encumbrances, except as specifically set forth herein:

PARCEL 1: The North 165 feet of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 23, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, EXCEPTING any portion lying within the right of way of Homedale Road and within the 1-C-1-A-1 Drain.

PARCEL 2: That portion of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 23, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Northeasterly of the Northeasterly line of the Great Northern Railway Company right of way. EXCEPTING THEREFROM the North 165 feet and also excepting any portion lying within the rights of way of Homedale Road

and covenant that grantor is the owner 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 assessment of water users and sanitation districts; levies, liens and utility assessments of the City of Klamath Falls; the assessment and tax roll, disclose that 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; acceptance of Reclamation Extension Act, dated November 24, 1914, recorded November 24 1914 in Book 43 at page 111, Deed Records; 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 Eighty Seven Thousand Seven Hundred and No/100ths (\$87,700.00) DOLLARS.

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

DATED this 11th day of April, 1978.

Arden H. Million
Ferne E. Million

STATE OF OREGON)
County of Klamath) ss. April 11th, 1978.

Personally appeared the above-named ARDEN H. MILLION and FERNE E. MILLION, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:



[Signature]
Notary Public for Oregon

My Commission expires: 4-5-82

WILLIAM P. BRANDSNESS
ATTORNEY AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601

After recording send to
James H. Howland
5023 Hwy 39
Klamath Falls, Or, 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 28th day
of March A.D., 19 88 at 10:17 o'clock A M., and duly recorded in Vol. M88
of _____ Deeds on Page 4260

FEE \$10.00

Evelyn Biehn, County Clerk
By [Signature]