

KEITH RICE, Grantor, conveys and warrants to LEON J. McELFRESH and CHARLOTTE L. McELFRESH, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

That portion of the Easterly 780 feet of the W $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 9, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying South of the K.I.D. Lateral as it exists on February 14, 1979.

SUBJECT TO AND EXCEPTING:

(1) The premises herein described are within and subject to the statutory powers, including the power of assessment of Klamath Irrigation District; (2) 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; (3) Rights lying within the limits of streets, roads or highways; (4) Agreement, including the terms and provisions thereof, dated May 4, 1971, recorded 1971, recorded November 18, 1971 in Volume M71, page 12127, Microfilm Records of Klamath County, Oregon, between Meeker Farms, Inc. and Klamath Irrigation District; (5) Agreement, including the terms and provisions thereof, dated May 4, 1971, recorded June 13, 1972 in Volume M72 page 6322, Microfilm Records of Klamath County, Oregon, between Meeker Farms, Inc. and Klamath Irrigation Districts; (6) Right-of-Way easement, including the terms and provisions thereof, dated March 24, 1977 and recorded April 7, 1977 in Volume M77, page 5790, Microfilm Records of Klamath County, Oregon in favor of Pacific Power & Light Company for electric transmission and distribution line; (7) Reservations, restrictions, easements and rights of way of record and those apparent upon the land.

The true and actual consideration for this transfer is Fifty Thousand and No/100ths (\$50,000.00) DOLLARS.

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

DATED this 15th day of March, 1979.

Keith L Rice

STATE OF OREGON)

County of Klamath)

ss. March 15, 1979.

Personally appeared the above-named KEITH RICE and acknowledged the foregoing instrument to be his voluntary act.

Return: Charlotte McElfresh
3730 Summers Ln
Klamath Falls, Or. 97603

Linda Steele
Notary Public for Oregon
My Commission expires:

My Commission Expires July 13, 1981

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

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Charlotte McElfresh the 20th day of Dec. A.D. 19 88 at 3:22 o'clock P.M., and duly recorded in Vol. M88 of Needs on Page 21570

FEE \$8.00

Evelyn Biehn County Clerk

By Pauline Mullendore

88 DEC 20 PM 3 22