

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

WARRANTY DEED

MARGUERITE A. HENRIS, Trustee for the Marguerite A. Henris 1980 Trust, hereinafter referred to as Grantor, does hereby grant, bargain sell and convey unto DANNY TROY WALTON, hereinafter referred to as Grantee, his heirs, successors and assigns, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows:

The N 1/2 of the SW 1/4 of Section 14 Township 38 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, LESS AND EXCEPT any portion lying within the right of way for the Oregon, California and Eastern Railway.

SUBJECT TO THE FOLLOWING:

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.
 2. As disclosed by the tax roll the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use, the property may be subject to additional taxes or penalties and interest.
 3. Reservations contained in that certain patent from the U.S.A. to Frank Len Braack recorded in Book 8 Page 795, Deed Records of Klamath County, Oregon, as follows: "Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoir used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of courts, and also subject to the right of proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate and intersect the premises hereby granted, as provided by law."
 4. Excess Land Trust Deed from Joel R. Welch et ux, to Klamath Water User's Association recorded in Book 19 at Page 34 and 35 and Page 511 and 512, respectively, Deed Records of Klamath County, Oregon.
 5. By an instrument recorded in Book 51 at Page 431, Deed Records of Klamath County, Oregon, an easement and right of way was given to Oregon, California & Eastern Railway, a corporation.
- Oil and gas lease given to Chas. H. Burgdorf et ux, to O. A. Burke, trustee, by an instrument recorded in Book 61 at Page 422, Deed Records of Klamath County, Oregon, which lease was assigned to West Coast Oil & Gas Association by instrument

recorded in Book 63 at Page 14, deed Records of Klamath County, Oregon, and further assigned by O. A. Burke, trustee to Tim Brown by instrument recorded in Book 117 at Page 17, Deed Records of Klamath County, Oregon.

to have and to hold the same unto Grantee, his heirs, successors and assigns forever.

MARGUERITE A. HENRIS, Trustee for the Marguerite A. Henris 1980 Trust hereby covenants to and with said DANNY TROY WALTON, his heirs, successors and assigns, that the above-granted premises are free and clear of all encumbrances, except those noted above, and that Grantor will warrant and forever defend the above-granted premises and every part and parcel thereof against the lawful demands and claims of all persons whomsoever, except those claiming under the above-described encumbrances.

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.

The true and actual consideration paid for this transfer is \$14,000.00.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 8th day of September, 1989.

Marguerite A. Henris
MARGUERITE A. HENRIS

STATE OF OREGON)
) ss.
County of Klamath)

Before me this 8th day of September, 1989, personally appeared, the above-named MARGUERITE A. HENRIS, and acknowledged the foregoing instrument to be her voluntary act and deed.

Dwight C. Cook
Notary Public for Oregon
My Commission Expires: 3-24-92

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Danny Troy Walton
on this 27th day of Sept. A.D., 1989
at 11:08 o'clock AM. and duly recorded
in Vol. M89 of Deeds Page 18171
Evelyn Biehn
By Dwight C. Cook County Clerk

Fee, \$13.00

Deputy.

Ref:
Danny Troy Walton
2711 Madison
City - 97603