

50898

92 SEP 21 AM 11 03 WARRANTY DEED

Vol. m 92 Page 21566

MILBURN FARMS, INC., an Oregon corporation, and WILLIAM R. MILBURN AND MARYBELLE R. MILBURN, husband and wife, Grantors, convey to LAFE Z. SMITH and MARGARET C. SMITH, husband and wife, Grantees, all that real property situate in the County of Klamath, State of Oregon, described as:

That portion of the N $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 35, Township 38 South, Range 11 $\frac{1}{2}$ E.W.M., formerly known as Oreoil Townsite, now vacated, described as follows: Beginning at the Section corner common to Sections 26, 27, 34 and 35 in said township and range; thence N. 89°04' E. 30 feet to the East side of the County Road and initial point marked by a 2" by 36" iron pipe; thence N. 89°04' E. 2,610.3 feet to quarter section corner between said Sections 26 and 35; thence S. 0°08' E. 1,290.0 feet to the North side of the County Road; thence S. 89°04' W. 2,613.3 feet along the North side of County Road to an intersection with the East side of the County Road first mentioned; thence North 1,290.0 feet to the point of beginning,

SUBJECT TO: Taxes for fiscal year commencing July 1, 1976 which are now a lien but not yet payable; any unpaid charges or assessments of Horsefly Irrigation District; Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder; the assessment roll and tax roll disclose the within described premises were specially assessed for farm land. If the land has become or becomes disqualified for the special assessment under the Statute, an additional tax may be levied for the years since October 5, 1968, in which the land was subject to the special land use assessment; and further subject to rights of the public in and to any portion of said property lying within the limits of public roads and highways; easements and rights of way of record or apparent on the land; to contract for sale of the said property dated November 1, 1967, recorded November 10, 1967 in M67, page 8735, Klamath County Records, between Lester Jones and Ethel K. Jones as sellers, and William R. Milburn and Marybelle R. Milburn, as purchasers, sellers' interest therein having been by assignment recorded May 17, 1976, in M76 page 7384 assigned by Ethel K. Jones, widow of Lester Jones, to Ray Jones and Joanna Marchant, and purchasers' interest was by deed recorded December 5, 1973 in M73, page 15727 assigned to Milburn Farms, Inc., and further subject to leasehold interest of John and Irma Tofell dated September 16, 1969 on the potato cellar on the SW corner of above property,

and covenant that grantors are the owners of the above-described property, free of all encumbrances, except as above set forth, and will warrant and defend the same against all persons who may lawfully claim the same, except as above set forth.

The true and actual consideration of this transfer is

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

21567

Dated this 16th day of August, 1976.

MILBURN FARMS, INC.

by William R. Milburn Presidentby Marybelle R. Milburn Vice-President

William R. Milburn
Marybelle R. Milburn

STATE OF OREGON

County of Klamath

} SS August 18, 1976
)

Personally appeared William R. Milburn, Sr., and Marybelle R. Milburn, who, being duly sworn, each for himself and not one for the other, did say that the former is the President, and that the latter is Vice President of Milburn Farms, Inc., a corporation, 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:

[Signature]
 Notary Public for Oregon

My Commission expires: 8-5-79

STATE OF OREGON

County of Klamath

} SS August 18, 1976
)

Personally appeared the within named William R. Milburn and Marybelle R. Milburn, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

[Signature]
 Notary Public for Oregon

My Commission expires: 8-5-79

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

AFTER RECORDING, Return to
LA FE Z SMITH
330 S. 7th Street
Klamath Falls, OR 97601

STATE OF OREGON, ss.
 County of Klamath

Filed for record at request of:

on this 21st day of Sept. A.D., 19 92
 at 11:03 o'clock A M. and duly recorded
 in Vol. M92 of Deeds Page 21566
 Evelyn Biehn County Clerk
 By Douglas Milburn

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

Fee, \$35.00

Deputy.