

50757

97 DEC 29 P3:16

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WHEN RECORDED MAIL TO:

James R. & Lynne S. Halpenny
P.O. Box 276
Bieber, CA 96009

STATE OF OREGON)

County of Klamath) ss.

I certify that the within instrument was received for record on the
29th day of December, 1997, at 3:16
o'clock P.M., and recorded in book M97 on
page 42217, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch,

County Clerk, Title
By Kathleen Roes Deputy

MAIL TAX STATEMENTS TO:

Same as above

K51198D

Fee: \$30.00

WARRANTY DEED

ADOLPH CACKA, JR. and ARNOLD CACKA, tenants in common,

GRANTOR, conveys and warrants to

JAMES R. HALPENNY and LYNNE S. HALPENNY, husband and wife, tenants by the entirety,

GRANTEE, the following described real property situate in Klamath County, State of Oregon, free of encumbrances
except as specifically set forth below:

LAND:

Township 41 South, Range 11 E.W.M.

Section 1: S½SW¼

EXCEPTIONS TO TITLE:

1. Terms and conditions of special assessment as farm use and the right of Klamath County, Oregon, to additional taxes, plus interest in the event said use should be changed which obligation BUYER assumes and agrees to pay and perform;
2. Rights of way of record and apparent thereon.
3. Taxes for the fiscal year 1997-98 which are a lien.
4. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
5. Any unpaid charges or assessments of Klamath Irrigation District.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$148,000.00.

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

Dated: 12/22/97

Adolph Cacka, Jr.
Adolph Cacka, Jr.

Arnold Cacka
Arnold Cacka

STATE OF OREGON)
County of Klamath) ss.

December 22, 1997.

Personally appeared the above named ADOLPH CACKA, JR. and ARNOLD CACKA, and acknowledged the foregoing instrument to be their voluntary act and deed.

(SEAL)



Before me

Susan Marie Campbell

Notary Public for Oregon

My Commission expires: 3-1-98

MAIL TAX STATEMENTS AS DIRECTED ABOVE

LAW OFFICES OF GIACOMINI & KNIIPS, 706 Main Street, Klamath Falls, OR 97601; Telephone (541) 884-7728; Telefax (541) 883-1759