

15 31301

-WARRANTY DEED-

Vol M99 Page 21516

DALE C. HENDRICKSON and MILLICENT I. HENDRICKSON, husband and wife, Grantors, convey and warrant to MARTIN HEIM and LOU ANN HEIM, husband and wife, Grantees, the following described real property situate in Klamath County, Oregon, free of all encumbrances, except as specifically set forth herein:

All that portion of Lot 6 of Section 17, Township 40 South, Range 10 EWM, which lies Northeasterly of the G Canal, saving and excepting that portion thereof contained in the right of way of Hill Road and the Great Northern Railway. ALSO SAVING AND EXCEPTING THEREFROM any portion thereof lying within the following described parcel: Beginning at the section corner common to Sections 16, 17, 20 and 21 of said Township; thence North on section line 316 feet; thence North 73° West 530.5 feet; thence South 33° 36' West 315 feet; thence South 50° 33' East 328 feet to section line; thence East on section line 428 feet to the place of beginning. ALSO SAVING AND EXCEPTING a portion of Lot 6 of Section 17, Township 40 South, Range 10 EWM described as follows: Beginning in the Northeast corner of said Lot 6; thence West along the North boundary of Lot 6 a distance of 214'; thence South parallel with the East boundary of Lot 6 214'; thence East parallel with the North line of Lot 6 214'; thence North along the East line of Lot 6 214' to the point of beginning, being one acre more or less.

SUBJECT TO AND EXCEPTING:

(1) the assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. Taxes for the year 1978-79 and possibly prior years have been deferred pursuant to ORS 308.370. These, plus earned interest are due and payable when said reason for the deferment no longer exists; (2) acreage and use limitations under provisions of United States statutes and regulations issued thereunder; (3) rules, regulations, and assessments of the Klamath Basin Improvement District; (4) right of way, including the terms and provisions thereof, given by Eliza E. Robley Stewart and John Q. Stewart, her husband, to the California Oregon Power Company, a California corporation, dated November 5, 1928, recorded November 10, 1928, Vol. 82, page 525, Deed Records of Klamath County, Oregon; (5) release of damages contained in Deed executed by Eliza E. Robley Stewart (formerly Eliza E. Robley, widow of A. R. Robley, deceased), and John Q. Stewart, her husband, to Great Northern Railway Company dated June 1, 1931, recorded June 26, 1931, Vol. 95, page 504, Deed Records of Klamath County, Oregon; (6) reservations, restrictions, easements and rights of way of record and those apparent upon the land; (7) a non-exclusive easement for purposes of ingress and egress 30' in width along and West of the East boundary of Lot 6 beginning 214 feet South of the Northeast corner of Lot 6 and extending to Hill Road.

The true and actual consideration for this transfer is Thirty Five Thousand and No/100ths (\$35,000.00) DOLLARS, however includes other property.

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

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

21517

DATED this 12 day of Dec, 1978.

DALE C. HENDRICKSON
MILLICENT I. HENDRICKSON

STATE OF OREGON }
County of Klamath } ss. Dec 12, 1978.

Personally appeared the above-named DALE C. HENDRICKSON and
MILLICENT I. HENDRICKSON, husband and wife, and acknowledged the
foregoing instrument to be their voluntary act. Before me:

[Signature]
Notary Public for Oregon
My Commission expires: 8-5-79

State of Oregon, County of Klamath
Recorded 6/01/99, at 3:15 p.m.
In Vol. M99 Page 21516
Linda Smith, County Clerk
Fee \$ 35

Linda Smith

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

LouAnn Heim
15609 Hill Rd
Klamath Falls, OR

2. WARRANTY DEED

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