

64954

WARRANTY DEED

Dec 24 1949 243

KNOW ALL MEN BY THESE PRESENTS, That MERRILL A. RODGERS and VELMA RODGERS, his wife, of Klamath County, State of Oregon, in consideration of Ten (\$10.00) Dollars, to them paid by RAY M. HICKS and GRACE W. HICKS, his wife, of Klamath County, State of Oregon, have bargained and sold, and by these presents do grant, bargain, sell and convey unto said RAY M. HICKS and GRACE W. HICKS, his wife, as tenants by the entirety, their heirs and assigns, all the following bounded and described real property, situated in the County of Klamath and State of Oregon:

The Northeast quarter of the Southeast quarter, Section 27, Township 39, South Range 9, E. W. M.

Subject to a right of way to Modoc Northern Railway Company, by deed dated August 23, 1910, recorded in Volume 30, page 173; Deed Records of Klamath County, Oregon; contracts and agreements with the United States of America and the Klamath Irrigation District relative to irrigation and drainage and any existing rights of ways for ditches and canals heretofore conveyed or used in connection therewith, and a mortgage to the Federal Land Bank of Spokane, dated May 6, 1949, recorded in Volume 126, Mortgage Records of Klamath County, Oregon, at page 415.

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and also all their estate, right, title and interest in and to the same, including dower and claim of dower.

TO HAVE AND TO HOLD, the above described and granted premises unto the said RAY M. HICKS and GRACE W. HICKS, his wife, their heirs and assigns forever. And MERRILL A. RODGERS and VELMA RODGERS, his wife, grantors above named, do covenant to and with RAY M. HICKS and GRACE W. HICKS, his wife, the above named grantees, their heirs and assigns that they are lawfully seized in fee simple of the above granted premises,

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KLAMATH FALLS, OREGON

that the above granted premises are free from all incumbrances, save as above stated, and that they will and their heirs, executors and administrators shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the grantors above named, have hereunto set their hands this 26th day of October, 1949.

Merrill A. Rodgers
Velma Rodgers

STATE OF OREGON } ss.
COUNTY OF KLAMATH }

October 26th, 1949.

Personally appeared the above named MERRILL A. RODGERS and VELMA RODGERS, his wife, and acknowledged that they executed the foregoing instrument as their voluntary act and deed.

Before me:
Notary Public for Oregon
My commission expires 4/25/52

STATE OF OREGON, COUNTY OF KLAMATH: ss.

Filed for record at request of:

this 28th day of Dec A.D. 1949 at 11:20 A.M., and
duly recorded in Vol. 244, of Deeds on Page 243

Fee 1.50
1st Fed. Land Bank
L. O. B.

By: Deputy

L. ORTH BISEMORE
ATTORNEY AT LAW
KLAMATH FALLS, OREGON