

STATE OF OREGON, IDAHO

County of ADA

BE IT REMEMBERED, That on this 18 day of August, 1962, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named JOHN C. POWERS and NINA P. POWERS, husband and wife,

known to me to be the identical individual s described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

W.C. Powers
Notary Public for Oregon, Idaho
My Commission expires 6-1-64

WARRANTY DEED

(FORM No. 717)
SEVENHILL LAW FIRM CO., PORTLAND, ORE.

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 6 day of January, 1964, at 3:37 o'clock P. M., and recorded in book 350 on page 260, Record of Deeds of said County.

Witness my hand and seal of County attixed.

Chas. F. DeLap

County Clerk-Recorder

By [Signature]

Fee \$2.50

WHEN RECORDED RETURN TO

COUNTY

FORM No. 613 - WARRANTY DEED

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63-1432

85481

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KNOW ALL MEN BY THESE PRESENTS, That JOHN C. POWERS and NINA P. POWERS, husband and wife,

in consideration of Ten & No/100, (\$10.00) & other consideration Dollars,

to them paid by WELLS & SON, a co-partnership

do hereby grant, bargain, sell and convey unto the said grantee S, their heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Klamath, and State of Oregon, bounded and described as follows, to-wit: All of Lot 2 in Section 3, Township 40 South, Range 11, E.W.M., and 7.24 acres off the East side of Lot 3 of Section 3, T. 40 S., R. 11, E.W.M., containing 48.3 acres, more or less.

SUBJECT TO: That certain mortgage, including the terms and provisions thereof, executed by H.M. TUCKER and PHYLLIS TUCKER, husband and wife, to the Federal Land Bank of Spokane, which said mortgage is recorded in Book 130 at page 139, Mortgage Records of Klamath County, Oregon, said mortgage having a present principal unpaid balance presently due thereon to the said Federal Land Bank of Spokane in the sum of approximately \$1,312.94, which Grantees hereby assume and agree to pay.

To Have and to Hold the above described and granted premises unto the said grantees, their heirs and assigns forever. And they the grantor S do covenant that they are lawfully seized in fee simple of the above granted premises free from all encumbrances, except as above set forth.

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.

Witness their hand and seal this 18 day of August, 1962

John C. Powers (SEAL)

Nina P. Powers (SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, IDAHO

County of ADA

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W.C. Powers
Notary Public for Oregon, Idaho

My commission expires 6-1-64

WARRANTY DEED

Powers

TO

Wells & Son

AFTER RECORDING RETURN TO

DOCKET No.

24

(DON'T USE THIS SPACE! RESERVED FOR RECORDING LABEL, IN COUNTIES WHERE USED.)

Fee \$1.50

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 6 day of January, 1964, at 3:38 o'clock P.M., and recorded in book 350 on page 261, Record of Deeds of said County.

Witness my hand and seal of County attixed.

Chas. F. DeLap

County Clerk-Recorder

By [Signature] Deputy