

5018

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KNOW ALL MEN BY THESE PRESENTS, That Fred Sankey Merritt,
a single man,

in consideration of Five and 00/100* * * * * Dollars,
and other good and valuable consideration
to him paid by Ben Adair and Edith Adair, husband and wife,
does hereby grant, bargain, sell and convey unto said Ben Adair and Edith Adair,
husband and wife, 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:

NE $\frac{1}{4}$ of Section 5 and N $\frac{1}{2}$ of Section 6 Township 31 South,
Range 8 East of the Willamette Meridian, Klamath County,
Oregon.

Subject, however, to the following:

1. Rights of the public in and to any portion of said premises lying within the limits of public roads and highways.
2. Any existing easements visable on the ground for roads, pipelines, or utilities, to which the property might be subject under provisions of Land Status Report recorded in Deed Volume 307 at page 642.
3. An existing easements visable on the ground for roads, pipelines or utilities, to which the property might be subject under provisions of Land Status Report recorded in Deed Volume 308 at page 73.
4. Any existing easements visable on the ground for roads, pipelines, or utilities, to which the property might be subject under provisions of Land Status Report recorded in Deed Volume 308 at page 97.
5. Right of way for pole line, including the terms and provision thereof, granted to Pacific Telephone and Telegraph Company, as disclosed by instrument recorded December 16, 1958, in Deed Volume 307 at page 642.
6. Lease, including the terms and provisions thereof, dated February 12, 1963, recorded February 13, 1963, in Deed Volume 343 at page 201, between Fred Sankey Merritt, et ux, and Ben Adair, et ux.

To Have and to Hold, the above described and granted premises unto the said
Ben Adair and Edith Adair, husband and wife, their heirs and assigns forever.

And Fred Sankey Merritt, a single man, the grantor
above named does covenant to and with the above named grantees, their heirs and assigns that
he is lawfully seized in fee simple of the above granted premises, that the above granted premises
are free from all encumbrances, except as noted above and those of record;

and that he will and his 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 my hand and seal this 19th day of March, 1966.

(WITNESS) *[Signature]* (SEAL)
[Signature] (SEAL)
35 (SEAL)

STATE OF OREGON,

County of Klamath

ss.

2688

BE IT REMEMBERED, That on this 19th day of March, 1966, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Fred Sankey Merritt, a single man,

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he 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.



Margaret C. Farnsworth
Notary Public for Oregon.
My Commission expires 12-13-66.

WARRANTY DEED

(FORM No. 703)

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 28 day of March, 1966, at 4:20 o'clock P. M., and recorded in book M-66 on page 2687, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Dorothy Rogers

County Clerk-Recorder.

By *Jane M. Allen* Deputy.

Fee \$3.00

WHEN RECORDED RETURN TO

Oregon Title Insurance Co.