

SK

10378

M-66

11640

CM

KNOW ALL MEN BY THESE PRESENTS, That RICHARD B. OCHOA and LAURA J. OCHOA, husband and wife, hereinafter called the grantor, in consideration of Ten Dollars (\$10) and other good and valuable considerations to the grantor paid by H. M. MALLORY, CHRISTINE W. MALLORY and CHARLOTTA C. WILLIAMS,

hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of Klamath State of Oregon, to-wit:

A tract of land situated in the E<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub> of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at an iron pipe located West a distance of 30.0 feet and South a distance of 752.3 feet from the Northeast corner of said Section 13, said point being on the intersection of the Easterly right-of-way line of the Enterprise Irrigation District canal and the West boundary of the Klamath Falls-Merrill Highway; thence South along the West boundary of said highway a distance of 324.1 feet to an iron pin; thence South 80 degrees 44'30" West a distance of 170.0 feet to an iron pin on the Easterly right-of-way line of the Enterprise Irrigation District canal; thence Northerly and Easterly along said right-of-way line to the point of beginning.

SUBJECT TO contract and/or lien for irrigation and/or drainage; restrictions, reservations, easements and rights of way of record and those apparent on the land; and to Trust Deed, including the terms and provisions thereof, dated October 27, 1964, recorded October 28, 1964, in Mortgage Volume 226 at page 595, given to secure the payment of \$6,000.00 with interest thereon and such future advances as may be provided therein, executed by Richard B. Ochoa and Laura J. Ochoa, husband and wife, to William Ganong, trustee for beneficiary, First Federal Savings and Loan Association of Klamath Falls, a Federal Corporation, the balance of which the grantees herein expressly assume and agree to pay in accordance with the terms and conditions thereof.

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of the above granted premises, that the said premises are free from all encumbrances except those above set forth, and that grantor will and grantor's 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 construing this deed it is understood that the singular includes the plural wherever the context so requires.

WITNESS grantor's hand and seal this 7th day of November, 19 66.

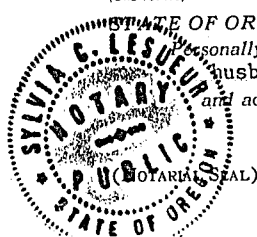
Richard B. Ochoa (SEAL)

Laura J. Ochoa (SEAL)

(SEAL)

(SEAL)

[ORS 93.490]



STATE OF OREGON, County of Klamath ss. November 7, 19 66.  
Personally appeared the above named RICHARD B. OCHOA and LAURA J. OCHOA, husband and wife,

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Sylvia C. Lesueur  
Notary Public for Oregon  
My commission expires 10-25-70

# WARRANTY DEED

(SURVIVORSHIP)

TO

No.

Midland Empire  
1006 Main St.  
City

Fee \$1.50

66-1402  
(DON'T USE THIS  
SPACE; RESERVED  
FOR RECORDING  
LABEL IN COUN-  
TIES WHERE  
USED.)

29

STATE OF OREGON,

County of Klamath ss.

I certify that the within instru-  
ment was received for record on the  
9 day of Nov., 19 66,  
at 1:23 o'clock P.M., and recorded  
in book M-66 on page 11640.  
Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

Dorothy Rogers

County Clerk—Recorder.

By [Signature] Deputy.