

KNOW ALL MEN BY THESE PRESENTS, That FRANK L. KING, Jr., and VIRGINIA LEE KING, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EUGENE AIELLO, a married man,

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Parcel 1: SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 31, Township 39 South, Range 12 E.W.M. and that portion of NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 6, Twp 40 South, Range 13 E.W.M., lying North of the Bonanza-Langell Valley Highway;

Parcel 2: That portion of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 32, Twp. 39 South, Range 12 E.W.M., which lies Northwest of the Langell Valley Irrigation District Drainage Ditch.

Also, SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 32, Township 39 South, Range 12 E.W.M.

Also, NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 32, Township 39 South, Range 12 E.W.M.

Also, all of said W $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$ lying Westerly of Lost River in Section 32, Township 39 South, Range 12 E.W.M.

SUBJECT TO: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; Liens and assessments of Klamath Project and Langell Valley Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith; rights of the public and of Governmental bodies in and to that portion of the herein described property lying below the ordinary high water mark of Lost River; Mortgage, including the terms and provisions thereof, dated 4/20/1966, recorded 4/26/1966, in M-66 at page 3677, given to secure the payment of \$20,000.00 with interest thereon and such future advances as may be provided therein, executed by Frank L. King, Jr., & Virginia Lee King, husband and wife, to Wm. Ganong, which grantee assumes and agrees to pay; and easements and rights of way of record and apparent thereon.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as above set forth

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$51,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). \$20,000.00 assumption of mortgage and \$14,000.00 second mortgage.

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 25th day of July, 1968.

Frank L. King, Jr.
Virginia Lee King

STATE OF OREGON, County of Klamath, ss. July 25, 1968.

Personally appeared the above named FRANK L. KING, Jr., and VIRGINIA LEE KING, husband and wife,

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

Before me: Alameda E. Hicomsine

Notary Public for Oregon

My commission expires Aug. 5, 1970.

NOTE—The sentence between the symbols (), if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

FRANK L. KING, Jr., and

VIRGINIA LEE KING

TO

EUGENE AIELLO

AFTER RECORDING RETURN TO

Stellwell & Co.
519 Main
City

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

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 16 day of AUGUST, 1968, at 3:12 o'clock P.M., and recorded in book M-68 on page 7487.

Record of Deeds of said County.

Witness my hand and seal of County affixed.

Dorothy Rogers

County Clerk Title.

Fee 1.50 By Charles K. Heston Deputy.