

WARRANTY DEED

33432 VOL. 769 PAGE 5746

KNOW ALL MEN BY THESE PRESENTS, That

COMMERCE INVESTMENT, INC., a corporation duly organized and existing under the laws of the State of Oregon, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

REGA D. FREEMAN and MARYALLICE FREEMAN, husband and wife, hereinafter called 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:

The NE $\frac{1}{4}$ N $\frac{1}{4}$ E $\frac{1}{4}$ of Section 23, Township 39 South, Range 9 East of the Willamette Meridian.

The W $\frac{1}{2}$ N $\frac{1}{4}$ W $\frac{1}{4}$ N $\frac{1}{4}$, less 30 feet of the East side previously conveyed to M. G. MacNevin and Leslie Peyton, by deed appearing of record in Deed Volume 94 page 256, records of Klamath County, Oregon; and the S $\frac{1}{2}$ N $\frac{1}{4}$ W $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$, less 1.14 acres, more or less, conveyed to the Great Northern Railway Company by deed appearing in Deed Volume 96 page 135, records of Klamath County, Oregon; All in Section 24, Township 39 South, Range 9 East of the Willamette Meridian.

SAVING AND EXCEPTING from the above described property, those portions conveyed to the United States of America by deed recorded in Deed Volume 22 page 479, Deed Volume 27 page 340, Deed Volume 29 Page 277, Deed Volume 41, page 63, records of Klamath County, Oregon, and to Klamath Irrigation District, in deed recorded in Deed Volume 69 page 519, records of Klamath County, Oregon.

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 building, restrictions, zoning ordinances and easements, if any, of records; and

1) Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder.

2) Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith.

3) Rights of the public in and to any portion of the herein described premises lying within the limits of any road or highway.

4) Mortgage, including the terms and provisions thereof, executed by Hugh M. Amsberry and Lorraine D. Amsberry, husband and wife, to The Federal Land Bank of Spokane, a corporation, dated May 13, 1960, recorded August 15, 1960, in Mortgage Volume 197 page 481, records of Klamath County, Oregon, in the amount of \$37,600.00.

5) Mortgage, including the terms and provisions thereof, executed by Hugh M. Amsberry and Lorraine D. Amsberry, husband and wife, to Wesley E. Williams and Marilyn J. Williams, husband and wife, dated May 1, 1960, recorded August 15, 1960, in Mortgage Volume 197 page 484, records of Klamath County, Oregon, in the amount of \$10,000.00.

6) Mortgage, including the terms and provisions thereof, executed by Hugh M. Amsberry and Lorraine D. Amsberry, husband and wife, to J. Williams and Ruth Williams, husband and wife, dated May 1, 1960, recorded August 15, 1960, in Mortgage Volume 197 page 488, records of Klamath County, Oregon, in the amount of \$34,468.00; and that grantor

15

5747

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: \$80,000 2nd Trust Deed, payable 10 years-5% interest, and includes farm equipment and farm products now stored on the premises.

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

Done by order of the grantor's board of directors, with its corporate seal affixed, this 10th day of June, 1969.

COMMERCE INVESTMENT, INC.

By: Douglas D. Melver
President

STATE OF OREGON)
) ss
County of Multnomah)

June 10, 1969

Personally appeared Douglas D. Melver

who, being duly sworn, did say that he is the president of

Commerce Investment, Inc., a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its directors; and acknowledged said instrument to be his voluntary act and deed.

Before me: Helen Lester
Notary Public for Oregon
My commission expires: 2/14/71

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Rosa D. Freeman
this 2 day of July A. D. 1969 at 2:11 o'clock P.M., and
duly recorded in Vol. M 69 of 3446 Deeds on Page 5746

Wm D. MILNE, County Clerk

By: Hazel D. Dwyer

Fee \$ 3.00

16