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70-349

1 THIS INDENTURE WITNESSETH, that L. B. DAWSON and LOUISE T. DAWSON, husband
2 and wife, hereinafter known as grantors, for the consideration hereinafter re-
3 cited, have bargained and sold, and by these presents do grant, bargain, sell
4 and convey unto James O'Connell and Ann O'Connell, husband and wife, and unto
5 Joe Forde, a single man, his heirs and assigns, the following described premi-
6 ses, situated in Klamath County, Oregon, to-wit:

7 The SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, the S $\frac{1}{2}$ of the S $\frac{1}{2}$ of the NE $\frac{1}{4}$
8 of the NW $\frac{1}{4}$, the S $\frac{1}{2}$ of the S $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 13, Town-
ship 40 South, Range 9, East of the Willamette Meridian.

9 EXCEPTING THEREFROM that portion conveyed to the United States of America
10 by deed dated December 7, 1949, recorded November 2, 1951, on page 618
of Volume 250 of Deeds, Records of Klamath County, Oregon.

11 Together with one overhead sprinkler system including the pump and
lateral.

12 Subject to: Mortgage to The Federal Land Bank of Spokane, recorded
13 February 8, 1968, in M-68 at page 1025, which grantees assume and
14 agree to pay; Acreage and use limitations under provisions of the
United States Statutes and regulations issued thereunder; Liens and
15 assessments of Klamath Project and Klamath Irrigation District and
regulations, contracts, easements and water and irrigation rights
16 in connection therewith; all contracts, water rights, proceedings,
taxes and assessments relating to the Klamath Basin Improvement Dis-
17 trict, and all rights of way for roads, ditches, canals and conduits
if any there may be; and to easements and rights of way of record
and those apparent on the land, if any.

18 (Grantees assume and agree to pay to United States National Bank
19 balance of loan on said sprinkler system in the approximate amount
of \$900.00.)

20 The true and actual consideration for this transfer is \$46,000.00.

21
22 TO HAVE AND TO HOLD the said premises with their appurtenances unto the
23 said James O'Connell and Ann O'Connell, husband and wife, as tenants by the
24 entirety as to an undivided one-half interest; and unto the said Joe Forde, a
25 single man, his heirs and assigns, as to an undivided one-half interest. And
26 the said grantors do hereby covenant, to and with the said grantees, and their
27 assigns, that they are the owners in fee simple of said premises; that they are
28 free from all incumbrances, except those above set forth, and that they will
29 warrant and defend the same from all lawful claims whatsoever, except those
30 above set forth.

31 IN WITNESS WHEREOF, they have hereunto set their hands and seals this 27th
32 day of March, 1970.

DANONG, DANONG
& BOWEN
ATTORNEYS AT LAW
KLAMATH FALLS, ORE.

23
Warranty Deed - Page 1.

21
22
23
24
25
26
27

2454

L. B. Dawson (SEAL)
Louise T. Dawson (SEAL)

1
2
3 STATE OF OREGON)
4 County of Klamath) SS

March 27, 1970

5 Personally appeared the above named L. B. Dawson and Louise T. Dawson, hus-
6 band and wife, and acknowledged the foregoing instrument to be their voluntary
7 act and deed.

8 Before me:

Will G. Smith
Notary Public for Oregon

10 (SEAL)
11 My Commission Expires: 11/20/71

12
13 STATE OF OREGON,
14 County of Klamath,
15 Filed for record at request of
16 Transamerica Title Ins Co.
17 on 27 day of March A.D. 1970
18 at 4:04 o'clock P.M. and duly
19 recorded in Vol. M-70 of Deeds
20 Page 2453
21 Wm D. MILNE, County Clerk
22 By Louise T. Dawson Deputy
23
24
25
26
27

28 Shasta Realty
29 Box 907
30 City
31
32

BANDON, BANDON
& GORDON
ATTORNEYS AT LAW
KLAMATH FALLS, ORE.

Warranty Deed - Page 2.

24

together with
wise appert
or installed in
TO HAVE
vivorship and no
This mortg
and figures substant
14,147.24
Each of the undersigned p
and wife,
and upon the death of any of them,
Fourteen Thousand
with interest thereon at the rate of
annual installments, at the
1971, and a like amount
at which time the final pay
Interest to be paid with principal
whole sum hereof principal and interest has been
interest shall become immediately due and collect
an attorney for collection, each of the undersig
suit or action is taken from any decision of the
attorney's fees in the appellate court
of survivorship, that is: or
interest shall vest abso
No prepay