

1967/1970
70-477
KNOW ALL MEN BY THESE PRESENTS, That Dan H. Adams and Regina E. Adams, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Hilton R. Thomas, single 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: A parcel of land in the SW 1/4 of Section 32, Township 39 South, Range 8 East of the Willamette Meridian, described as follows: Beginning at a point on the West line of said Section 32, 967.56 feet South from the West one-quarter corner of said Section; thence East 809.61 feet to the West right of way line of Highway 66; thence South 1° 33' 30" East 184.48 feet; thence West 808.19 feet to the said West Section line; thence North along said Section line to the point of beginning.

Subject to: Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; All contracts, water rights, proceedings, taxes and assessments relating to irrigations, drainage and/or reclamation of said lands, and all rights of way for roads, ditches, canals and conduits, if any there may be.

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 those 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 \$5,500.00. ~~However, the actual consideration consists not only of the cash paid but also of the property tax reduction which is part of the consideration.~~

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 24 day of March, 1970.

STATE OF OREGON, County of Klamath) ss. March 24, 1970
Personally appeared the above named Dan H. Adams and Regina E. Adams, husband and wife
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Willard Matthews
Notary Public for Oregon
My commission expires Feb 23 1974

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

TO

AFTER RECORDING RETURN TO

Willard Matthews
1215 477th

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

FEE \$1.50

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 7th day of April, 1970, at 11:07 o'clock A.M., and recorded in book M-70 on page 2690.
Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM D. MILNE

COUNTY CLERK

Title.

By Stephen K. Horstman
Deputy.

APR 7 11 07 AM 1970