

40144 Warranty Deed VOL 170 PAGE 2885

This Indenture Witnesseth, That JAMES M. GUTHRIE, aka JAMES M. GUTHRIE, and KATHLEEN GUTHRIE, husband and wife,

herein called grantors, in consideration of THIRTEEN THOUSAND AND NO/100 ----- Dollars to them paid, have bargained and sold and by these presents do grant, bargain, sell and convey to

AMOS B. HOYT, a single man,

herein called grantee, his heirs and assigns forever, the following-described premises, situated in Klamath County, State of Oregon:

Beginning at an iron pin which lies East along the section line a distance of 1667.5 feet and North 0°25' West along the center line of McKinley Street a distance of 700 feet and West a distance of 40 feet from the iron monument which marks the Southwest corner of Section 1, Township 41 S., R. 10 E.W.M., and running thence West a distance of 115.75 feet to an iron pin; thence North 0°25' West a distance of 125.0 feet to an iron pin; thence East 115.75 feet to an iron pin; thence South 0°25' East a distance of 125.0 feet, more or less, to the point of beginning, said tract being a portion of the W¹/₂S¹/₂N¹/₂SE¹/₂SW¹/₂ of Section 1, said township and range. SUBJECT TO: (1) Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder. (2) Liens and assessments of Klamath Project and the Klamath Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith. (3) Charges or assessments of the City of Merrill for municipal improvements. (4) Easement for power line from Klamath Development Co. to The California Oregon Power Company, dated September 8, 1933, recorded December 8, 1933, on Page 67 of Vol. 102 of Deeds, records of Klamath County, Oregon. (5) Deed of Trust, including the terms and provisions thereof, given by James M. Guthrie and Kathleen Guthrie, husband and wife, to Oregon Title Company of Klamath County, as trustee, and First National Bank of Oregon, as beneficiary, dated July 28, 1965, recorded July 30, 1965, in Microfilm records M-65, Page 473, records of Klamath County, Oregon, to secure the payment of \$12,000.00, which trust deed grantee assumes and agrees to pay,

together with all tenements, hereditaments and appurtenances hereunto belonging or appertaining, and all estate, right, title and interest in and to the same.

TO HAVE AND TO HOLD said premises unto grantee, his heirs and assigns forever. Said grantors do covenant to and with said grantee, his heirs and assigns, that they are the owners of said premises, being lawfully seized in fee simple thereof; that said premises are free from all encumbrances, except as stated above; and that they and their heirs and representatives will warrant and defend the same from all lawful claims whatsoever.

The true and actual consideration for this transfer is \$13,000.00.

IN WITNESS WHEREOF, We have hereunto set our hands this

19 day of March, 1970.

Witness my hand and seal of the County of Klamath, State of Oregon, this 19th day of March, 1970.

James M. Guthrie
Kathleen Guthrie

County of Klamath, State of Oregon

H. F. SMITH
Attorney at Law
538 Main Street
Klamath Falls, Oregon

APR 14 10 48 AM 1970

2000

STATE OF OREGON } ss. March 19, 1970.
County of KLAMATH }

Personally appeared the above-named JAMES M. GUTHRIE, aka JAMES M. GUTHRIE, and KATHLEEN GUTHRIE, husband and wife, known to me to be the identical persons described as grantors in the within Deed, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Willie Spruce
NOTARY PUBLIC FOR OREGON
My commission expires 13 May 1973

STATE OF OREGON } ss. _____, 19____
County of KLAMATH }

Personally appeared _____ who, being first duly sworn did say that _____ the _____ of _____ and that said Deed was signed in behalf of said corporation by authority of its Board of Directors; and _____ he acknowledged said Deed to be its voluntary act and deed.

Before me:

NOTARY PUBLIC FOR OREGON
My commission expires _____

Warranty Deed

From _____

To _____

Recording Data:

STATE OF OREGON } ss.
County of Klamath }

Filed for record at request of:
Klamath County Title Co.

on this 14th day of April A. D. 1970
at 10:58 o'clock A. M. and duly
recorded in Vol. M-70 of Deeds
Page 2835

WM. D. MILNE, County Clerk
By *W. D. Milne* Deputy
Fee \$3.00

Return to:

Carl Rogers Rector
P.O. Box 1030
Klamath Falls, Oregon
97601