

WARRANTY DEED

41700

VOI 70 PAGE 4610

This Indenture Witnesseth, THAT TRUMAN L. WALKER and NATALIE H. WALKER, husband and wife,

hereinafter known as grantors for and in consideration of the sum of Ten and no/100 - - - Dollars

to them paid, have bargained and sold, and by these presents do grant, bargain, sell and convey unto DONALD M. PHILLIPS and MARIAN A. PHILLIPS, husband and wife,

an undivided one-half interest in their heirs and assigns/the following described premises, situated in Klamath County, Oregon, to-wit:

The SE $\frac{1}{4}$ of SW $\frac{1}{4}$ and the SW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 1, and the NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 12, in Township 39 South, Range 8, E.W.M., saving and excepting therefrom the following described portions:

1. A strip of land 15 feet in width off the West side of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 1.
2. Parcel of land conveyed to Robert A. Yantis and Dorothea B. Yantis, by deed recorded on page 141 of Volume 209 of Deeds, records of Klamath County, Oregon, containing 10 acres, more or less.
3. Parcel of land conveyed to Jessie Totten by deed recorded on page 143 of Volume 209 of Deeds, records of Klamath County, Oregon, and containing 5 acres, more or less.

SUBJECT TO (1) Right of way for pole line, recorded October 26, 1946, on page 413 of volume 197 of Deeds, records of Klamath County, Oregon. (2) Easement, recorded March 31, 1950, on page 641 of Volume 237 of Deeds, records of Klamath County, Oregon. (3) Grant of right of way, recorded January 21, 1957, in Volume 289 of Deeds, page 225, records of Klamath County, Oregon.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees, their heirs and assigns forever. And the said grantors do hereby covenant to and with the said grantees, their heirs and assigns, that they are the owners in fee simple of said premises: that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 21st day of December 19 67

ARIZONA
STATE OF ~~OREGON~~ ss
County of ~~Klamath~~ ARIZONA

BE IT REMEMBERED, That on this 29th day of December A. D. 19 67, before me, the undersigned, a Notary Public, in and for said County and State, personally appeared the within named NATALIE H. WALKER, wife of TRUMAN L. WALKER,

who is known to me to be the identical person described in and who executed the within instrument, and acknowledged to me that she executed the same freely and voluntarily, for both herself and on behalf of her husband.

In TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

From Office of
GANONG & GANONG
Attorneys at Law
First Federal Bldg.
8th and Main
Klamath Falls, Oregon

Lynne Schack
Notary Public for ~~Oregon~~ Arizona
My Commission Expires 1 18 70

Return
H. Dean Mann
115 South Olive Lane
Klamath Falls, Oregon
97601

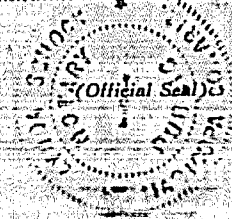
4611

STATE OF OREGON, ARIZONA

County of Maricopa

ss.

On this the 8th day of January, 19 68, personally appeared
Natalie H. Walker,
who, being duly sworn (or affirmed), did say that she is the attorney in fact for
Truman L. Walker,
and
that she executed the foregoing instrument by authority of and in behalf of said principal; and she acknowl-
edged said instrument to be the act and deed of said principal.



Before me:

Lynda Schock

(Signature)

NOTARY PUBLIC FOR ARIZONA

(Title of Officer)

My Commission expires: 1 18 70

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 9th day of June A.D. 19 70 at 1:19 o'clock P. M. and duly recorded in
Vol. M-70 of Deeds on Page 4610

Fee \$3.00

WM. D. MILNE, County Clerk

By *William K. Doolman* Deputy