

RECORDING REQUESTED BY
1354-10000 6777

AND WHEN RECORDED MAIL TO

Name
Street Address
City & State

MAIL TAX STATEMENTS TO

Name
Street Address
City & State

STATE OF OREGON }
County of Klamath } ss.

Filed for record at request of:
Joe T. McDaniel
on this 10th day of August A. D. 1970
at 1:19 o'clock P. M. and duly
recorded in Vol. M-70 of Deeds
Page 6776

WM. D. MILNE, County Clerk
By *[Signature]* Deputy.
Fee \$1.50

Grant Deed

D.T.T.S.

TO 405 CA (9-68)

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Joseph T. McDaniel and Barbara J. McDaniel

hereby GRANT(S) to

Jack F. Willis and Ida Evelyn Willis, husband and wife as joint tenants.

the following described real property in the

County of Klamath, State of California: 66666

Section 14, West 1/4 of South West 1/4 of the Section 14 of the North West 1/4 of Section 15, Range 1 East, Township 40 North, 12 East, approximately 2 1/2 acres.

Subject to: 30' oil, gas and mineral rights,
30' gas easement for road on all sides and along my
existing road.
Covenants, conditions, restrictions, reservations,
easements and right of way of record.

Conveyed to Grant(s) as joint tenants.

Dated July 23, 1970

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } ss.

On July 30, 1970 before me, the undersigned Notary Public in and for said State, personally appeared
Joseph T. McDaniel
and Barbara J. McDaniel

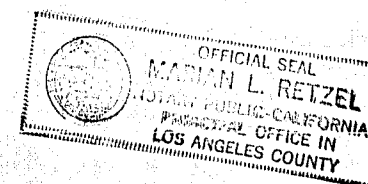
known to me to be the person(s) whose name(s) subscribed to the within instrument and acknowledged that they executed the same.
WITNESS my hand and official seal.

Signature *[Signature]*
Marian L. Retzel
My Commission Expires Oct.

Name (Typed or Printed)

Title Order No. Escrow or Loan No.

MAIL TAX STATEMENTS AS DIRECTED ABOVE



(This area for official material only)



FORM NO. 672
COPYRIGHT
STEVENESS LAW PUB. CO.
PORTLAND, OREGON

REAL ESTATE BROKER'S

EMPLOYMENT CONTRACT

FARM PROPERTY
6777

Description: Approx 54.98 (66) acres, known as Paul Turner Ranch
described as 3 parcels described by Co. Assessor as: Code 37, Map 126, Tax Lot 107, also C35-126-144
and C8-126-144 (28.08 acres, 4.60 & 22.30 respectively)
County of Klamath, State of Oregon
Selling price, free of encumbrances: \$145,000.00
Terms: 20,000 down, Balance \$29,000 per
mo. incl. interest @ 6 1/2% on unpaid balance. No penalty for pre payment
Is signed inventory attached as part hereof? Yes; No; to be attached as part hereof? Yes; No;

To: Don Sloan, Realtor, Klamath Falls, Oregon, July 7, 1970

FOR VALUE RECEIVED, I hereby agree to sell or exchange the property described herein at the selling price and on the terms noted. I hereby agree to accept a deposit on the purchase price. You may, if desired, secure the cooperation of any other broker or group of brokers in the event that you, or any other brokers cooperating with you, shall find a buyer ready and willing to enter into a deed for said price and terms, or such other terms and price as I may accept, or that during your employment you place me in contact with a buyer or through whom at any time within 180 days after the termination of said employment I may sell or convey said property. I hereby agree to pay you in cash for your services a commission equal in amount to, 5% of said selling price, I agree to convey said real estate to the purchaser by a good and sufficient deed, to transfer and deliver said personal property, if any, by good and sufficient bill of sale and to furnish within five days after closing a complete abstract showing marketable title to said real estate and good right to convey. I hereby warrant that the information given to you is true, that I am the owner of said property, that my title thereto is a good and marketable title, that the same is free of encumbrances except as shown hereafter under "Financial Details" and except taxes levied on said property for the current tax year which are to be paid by the seller and buyer. In case of an exchange, I have no objection to your representing and conveying to you, in any time, title and complete title to the exchange as well as myself. I hereby authorize you and your customers to enter my part of said property at any reasonable time to show same. Also, I agree to pay you the said commission just the same as if a sale had actually been consummated by you.

The following personal property is also included as a part of the property to be offered for sale for said price:

but I further allow you a reasonable time thereafter to close my deal on which agent money is then deposited. In case of suit or action on this contract, I agree to pay both additional time at the court may adjudge reasonable as plaintiff's attorneys fees. It is further agreed that my signature affixed to the reverse clause below shall have the effect of renewing and extending your employment to a new date to be fixed by me on the same terms and all with the same date had been fixed above as the expiration date of your employment.
THIS LISTING IS AN EXCLUSIVE LISTING and you hereby agree to the absolute, sole and exclusive right to sell or exchange the said described property. In the event of any sale, by me or any other person, or of exchange or conveyance, of said property, or of any part thereof, during the term of your exclusive employment or in case you withdraw the authority hereby given prior to said expiration date, I agree to pay you the said commission just the same as if a sale had actually been consummated by you.
I HEREBY CERTIFY THAT I HAVE RECEIVED A CARBON COPY OF THIS CONTRACT.

Accepted: *[Signature]* Broker, *[Signature]* Owner
Don Sloan, Realtor, Klamath Falls, Oregon, July 7, 1970

FOR VALUE RECEIVED, the above broker's employment hereby is renewed and extended to and including: *[Signature]*

Accepted: *[Signature]* Broker, *[Signature]* Owner

FINANCIAL DETAILS: FOLD ON DOTTED LINE FOR INSERTION IN RING BINDER. FARM PROPERTY INFORMATIVE DATA Office Listing No.

Selling price (free of encumbrances) \$ Terms: Known as: Paul Turner Ranch Farm or Ranch
How to get there: Post, West River Ranch, home place, just below Harpold dam, west side of road

Owner has: Abstract Title Insurance Contract Deed
Payments include: Prin Int Taxes Ins (Check items to be included in payments)
Interest on deferred payment \$
Fire ins. \$5,000 Annual premium \$100
Taxes last year \$347.52
Net annual profit \$

ENCUMBRANCES Payable
1st mtg. \$ None
2nd mtg. \$
Mtg. held by
Contr. bal. \$ Int %
Delinquent taxes \$
Municipal liens \$
Chattel mtg. Yes No Bal. \$
Are implements fully paid for? Yes No
Is livestock fully paid for? Yes No

ACRES - CROPS
Total Cultivated 4
Planted 13 acres native
River
Plastered Papered Ceiled
Bath Toilet in hs. Elec. Lis. Y
Tel. yes Fireplace 2
Basement Heating AC
General condition good

SOIL: 1972 sq ft
WATER: City water Well X
Windmill Pump X
Piped to house to barn
River Creek Spring
IRRIGATION: Water right
ditch and
District: Post Valley Irr. Dist.
Canal Co.
Acres irrigated 23 acres night
Cost per acre \$56.50 per yr.
Acres not irrigated
Drainage per acre
Cost of drainage

HOUSE: No. of rooms 6
When built
R.R. Station
Bus Stop
P.O.
R.F.D. #2 Box 792 H
School: G. B. B. School
Store
Church
Cream R.
Pvd. Hwy
Market Rd.

CHATELAIN IN SALE
Livestock
Implements None
Growing crops
Ensilage
In storage

OTHER BUILDINGS: 3 small sheds
Fences good
Roads good
Is lease outstanding Yes No
Possession may be had
See signed inventory

Remarks: Basically Recreation subdivision
Property is 1/2 mile river frontage each
Will exchange for side of West River - Total one mile
Ideal waterfowl
shooting and good fishing

Sec. T. N. E. W. M.
695

Return to: Don Sloan, Realtor
107 So. 7th. St.
Klamath Falls, Ore.

STATE OF OREGON }
County of Klamath } ss.

Filed for record at request of:
DON SLOAN, REALTOR
on this 10th day of AUGUST A. D. 1970
at 2:04 o'clock P. M. and duly
recorded in Vol. M-70 of MISCELLANEOUS
Page 6777

WM. D. MILNE, County Clerk
By *[Signature]* Deputy.
Fee \$1.50

WITNESS