

1967/50

KNOW ALL MEN BY THESE PRESENTS, That MARTHA KELLER, a widow

, hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by JOE L. KELLER and ROSIE A. KELLER, husband and wife, 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, sit-
uated in the County of Klamath and State of Oregon, described as follows, to-wit:The real property described in Exhibit "A" attached
hereto and thereby made a part hereof as if fully
set forth hereat.SUBJECT TO: 1970-71 taxes; acreage and use limitations
under provisions of United States Statutes and regulations
issued thereunder; liens, assessments, regulations,
contracts, easements, and water and irrigation rights of
Klamath Project and Enterprise Irrigation District;
regulations, liens, assessments, and laws relating to
South Suburban Sanitary District; and easements and rights
of way of record and apparent thereon.

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
as above set forth,and that
grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the law-
ful 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 \$6,570.00.
However, the actual consideration consists of or includes other property or value given or promised which is
part of the consideration (indicate which) \$1,000.00 cash and \$5,570.00 by purchase money
mortgage.In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 9th day of November, 1970.

Martha Keller

STATE OF OREGON, County of Klamath) ss. November 9, 1970.
Personally appeared the above named Martha Keller

and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: Alameda E. Giacomini
Notary Public for Oregon
My commission expires Aug. 5, 1974

(OFFICIAL SEAL)

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
MARTHA KELLERTO
JOE L. KELLER and
ROSIE A. KELLER

AFTER RECORDING RETURN TO

Joe L. Keller
Rt 2 Box 532C
Cety

STATE OF OREGON,

County of) ss.
I certify that the within instru-
ment was received for record on the
day of , 19 ,at o'clock M., and recorded
in book on page
Record of Deeds of said County.Witness my hand and seal of
County affixed.

By Deputy

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

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\$5,570

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DueSTATE OF OREGON
County of KlamathFiled for record at re-
Transamerica
on this 12th day of
at 11:32
recorded in

10085

EXHIBIT "A"

A tract of land situated in the SW $\frac{1}{4}$ of Section 12, T39S, R9EWM, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the northeasterly right-of-way line of U.S.B.R. "A" Canal, said point being South 1421.62 feet and East 620.16 feet from the west one-fourth corner of said Section 12; thence N53° 53' 37" E 210.00 feet; thence northwesterly on the arc of a curve to the right (Radius = 3534.72 feet and central angle = 00° 23' 40") 24.33 feet; thence N58° 56' 55" E 270.78 feet; thence N56° 42' 31" E 70.56 feet; thence N51° 36' 06" E 91.03 feet; thence N45° 49' 40" E 91.03 feet; thence N40° 04' 17" E 91.03 feet; thence N33° 42' 48" E 109.40 feet; thence N28° 21' 15" E 60.00 feet; thence N23° 04' 40" E 106.54 feet; thence N70° 17' 42" W 110.00 feet; thence northeasterly on the arc of a curve to the left (radius = 795.00 feet and central angle = 01° 54' 46") 26.54 feet; thence N72° 12' 28" W 172.49 feet to the easterly line of "Tract 1000, Second Addition to Sunset Village"; thence following said easterly line: S20° 01' 40" W 85.00 feet; S28° 21' 15" W 60.00 feet; S36° 40' 53" W 121.50 feet; S46° 42' 40" W 96.99 feet; S55° 03' 18" W 84.88 feet; S58° 56' 55" W 282.47 feet; southeasterly along the arc of a curve to the left (radius = 3534.72 feet and central angle = 00° 38' 06") 39.18 feet; S58° 11' 49" W 210.00 feet to the northeasterly right-of-way line of the U.S.B.R. "A" Canal; thence southeasterly along said line on the arc of a curve to the left (radius = 3744.72 feet and central angle = 04° 18' 12") 281.25 feet to the point of beginning, containing 6.57 acres, more or less, with bearings based on "Sunset Village" plats.

STATE OF OREGON, }
County of Klamath } ss.

Filed for record at request of:
Transamerica Title Company
on this 12th day of November, A.D., 1970
at 11:32 o'clock A.M. and duly
recorded in Vol. M70 of Deeds
Page 10084

WM. D. MILNE, County Clerk
By *Phyllis Little* Deputy.
Fee \$3.00

Together with all
or in anywise appertaining
profits therefrom, and any
or at any time during the term
TO HAVE AND TO
heirs, executors, administrators
This mortgage is intended
following is a substantial copy

\$5,570.00

Each of the undersigned prom

Five Thousand Five Hundred
with interest thereon at the rate of
in annual installments of
annually and * in addition
on the 1st day of November

thereafter, until the whole
holder of this note. If this note is placed in
and agrees to pay holder's reasonable collection
action is filed hereon; however, if such suit
fixed by the court, or courts in which the
Due November 1

At Klamath Falls, Oregon, 1973

* Strike words not applicable.
FORM No. 217—INSTALLMENT NOTE (Oregon UCC).

seized And said