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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That WIL-SONS FARMS, a co-partnership consisting of Earl H. Wilson, Edith Wilson, Halbert Wilson, and Florence Wilson, hereinafter called the Grantor, for the consideration hereinafter stated, to Grantor paid by DARRELL A. MICKA and PHYLLIS M. MICKA, husband and wife, and GEORGE MICKA and BEVERLY MICKA, husband and wife, hereinafter called the Grantees, does hereby grant, bargain, sell and convey unto the said Darrell A. Micka and Phyllis M. Micka, husband and wife, an undivided one-half interest as tenants by the entirety, and unto George Micka and Beverly Micka, husband and wife, the other undivided one-half interest as tenants by the entirety, and unto their 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:

PARCEL I: Beginning at the Southwest corner of NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 31, Township 40 South, Range 12 East of the Willamette Meridian; thence East 280 feet; thence 20 deg. North of East a distance of 330 feet to the West side of Poe Valley Market Road; thence Northerly along the West side of said Poe Valley Market Road to the West line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$, Sec. 31, Township 40 South, Range 12 East, W.M.; thence Southerly along the West line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ in said Section, Township and Range to the point of beginning.

PARCEL II: The SE $\frac{1}{4}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, and those portions of the NE $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$ and NW $\frac{1}{4}$ SE $\frac{1}{4}$ lying Southwesterly of the County Road, All in Section 31, Township 40 South, Range 12 East of the Willamette Meridian.

ALL SUBJECT TO: Easements and rights of way of record or apparent on the land, and liens, assessments, statutes, regulations, contracts and water rights for irrigation or drainage purposes.

To Have and to Hold the same unto the said grantees and grantees' heirs, successors and assigns forever. 24

And said grantor hereby covenants to and with said grantees and grantees' heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises,

STATE OF OREGON
County of Klamath
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free from all encumbrances, except those above stated, 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 \$22,000.00.

WITNESS grantor's hand this 12th day of April, 1971.

WIL-SONS FARMS, a co-partnership

Earl H. Wilson
Earl H. Wilson

Edith Wilson
Edith Wilson

Halbert Wilson
Halbert Wilson

Florence Wilson
Florence Wilson

STATE OF OREGON)
County of Klamath) ss

On this 12th day of April, 1971, before me, Wilbur O. Brickner, a Notary Public for Oregon, personally appeared Earl H. Wilson, Edith Wilson, Halbert Wilson and Florence Wilson, known to me to be all of the partners of the partnership that executed the within instrument, and acknowledged to me that such partnership executed the same.

Wilbur O. Brickner
Notary Public for Oregon
My comm. expires Oct. 29, 1971

Return to and send future tax statements to George Micka, Star Route, Box 107, Malin, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of Wilbur O. Brickner, Attorney
this 16th day of April, A. D. 19 71 at 2:40 o'clock P.M., and
duly recorded in Vol. M-71, of Deeds on Page 3315
Fee 3.00 pd. W. D. MILNE, County Clerk
W. D. MILNE

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