

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That OTIS MAXWELL, a single man, ADDIA M. PUDDY, a single woman, IVAN BOLD and CLARA BOLD, husband and wife, WARREN CALDWELL and LUCILE CALDWELL aka LUCILE DAVISON, husband and wife, hereinafter called the Grantors, for the consideration hereinafter stated to the Grantors paid by DONALD R. JACOB and FRANCES F. JACOB, husband and wife, hereinafter called the Grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

## PARCEL 1:

Beginning on the section line between Sections 9 and 10, Township 39 South, Range 11, East of the Willamette Meridian, 512 feet South of the Quarter section corner thereof; thence West 116 feet to the true point of beginning; thence continuing West 75 feet; thence South 148 feet; thence East 75 feet; thence North 148 feet to the point of beginning, Klamath County, Oregon.

## PARCEL 2:

Beginning on the section line between Sections 9 and 10, Township 39 South, Range 11 East of the Willamette Meridian, 512 feet South of the quarter section corner thereof for the place of beginning; thence West 116 feet; thence South 148 feet; thence East 116 feet; thence North 148 feet to the place of beginning, and being in the NE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 9, Township 39 South, Range 11, East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that 30 foot strip conveyed to the town of Bonanza by Deed recorded April 11, 1963 in Volume 344, page 440.

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantors hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantors is lawfully seized in fee simple of the above granted premises, free from all encumbrances except contracts, liens, assessments, rules and regulations for irrigation,

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June 29, 1991  
11.46 AM

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drainage and sewage, and reservations, restrictions, easements, and rights of way of record and those apparent on the land; and that grantors 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 \$7,500.00

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantors have executed this instrument on the \_\_\_\_ day of June, 1971; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

Otis Maxwell  
OTIS MAXWELL

ADDIA M. PUDDY

Addia M Puddy  
IVAN BOLD

Ivan H. Bold  
Clara Bold  
CLARA BOLD

Warren Caldwell  
WARREN CALDWELL

Lucile Caldwell  
LUCILE CALDWELL aka  
LUCILE DAVISON

STATE OF Oregon  
CLATSOP  
County of Klamath } ss. 22

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RAMIREZ & HOOTS  
ATTORNEYS AT LAW  
514 WALNUT STREET  
P. O. BOX 368  
KLAMATH FALLS, OR. 97601  
TELEPHONE 884-9275



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Personally appeared the above named OTIS MAXWELL and  
acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Erika Brown  
Notary Public for ~~California~~ Oregon  
My Commission Expires: December 13, 1974

STATE OF OREGON )  
County of Klamath ) ss.

Personally appeared the above named ADDIA M. PUDDY and  
acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

W. D. Milne  
Notary Public for Oregon  
My Commission Expires: 11-29-73

STATE OF OREGON )  
County of Klamath ) ss.

Personally appeared the above named IVAN BOLD and CLARA  
BOLD and acknowledged the foregoing instrument to be their voluntary  
act and deed.

Before me:

Erika Brown  
Notary Public for Oregon  
My Commission Expires: December 13, 1974

STATE OF OREGON )  
County of Klamath ) ss.

Personally appeared the above named WARREN CALDWELL and  
LUCILE CALDWELL aka LUCILE DAVISON and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me:

W. D. Milne  
Notary Public for Oregon  
My Commission Expires: 11-28-73

STATE OF OREGON, }  
County of Klamath } ss.

Filed for record at request of:  
Transamerica Title Co.

on this 29th day of June A. D., 1971  
at 11:40 o'clock A. M. and duly  
recorded in Vol. M 71 of Deeds  
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WM. D. MILNE, County Clerk

By Alice C. Rieger  
Fee \$1.50 Deputy.

RAMIREZ & HOOTS  
ATTORNEYS AT LAW  
514 WALNUT STREET  
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