

57309

Vol. <sup>94</sup> 11 Page 10780

## - WARRANTY DEED -

1 KNOW ALL MEN BY THESE PRESENTS, That O'CONNOR LIVESTOCK  
2 COMPANY, an Oregon corporation, hereinafter designated "Grantor" for  
3 the consideration hereinafter stated to the Grantor paid by MARION  
4 DONALD BARNES and MARTHA BARNES, hereinafter called Grantees, hereby  
5 grants, bargains, sells and conveys unto the said Grantees, not as  
6 tenants in common but with the right of survivorship, their assigns  
7 and the heirs of the survivor of said Grantees, all of the following  
8 described real property with the tenements, hereditaments and ap-  
9 purtenances thereunto belonging or in anywise appertaining, situated  
10 in the County of Klamath, and State of Oregon, to-wit:

11 The South Half of the Northeast Quarter of  
12 Section 31, Township 40 South, Range 10,  
13 E.W.M., all being in the County of Klamath,  
14 and State of Oregon.

15 TO HAVE AND TO HOLD the above described and granted pre-  
16 mises unto the said Grantees, their assigns and the heirs of such  
17 survivor, forever; provided that the Grantees herein do not take the  
18 title in common, but with the right of survivorship, that is, that  
19 the fee shall vest absolutely in the survivor of the Grantees.

20 And the Grantor above named hereby covenants to and with  
21 the above named Grantees, their heirs and assigns, that the Grantor  
22 is lawfully seized in fee simple of the above granted premises, that  
23 the said premises are free from all encumbrances, excepting:

24 1. Easements and right of way of record and those ap-  
25 parent on the land, if any, and taxes for the current fiscal year  
26 1971-72, which are a lien, but not yet payable. The assessment roll  
27 and tax roll disclose that the within described premises were  
28 specially assessed as farmland. If the land becomes disqualified  
29 for the special assessment under the statute, an additional tax may  
30 be levied for the last five or lesser number of years in which the  
31 land was subject to the special land use assessment. Any change  
32 causing said tax will be Grantees' responsibility.

2. Acreage and use limitations under provisions of the  
United States Statutes and Regulations issued thereunder. Liens and  
assessments of Klamath Project and Klamath Irrigation District, and  
regulations, contracts, easements, and water and irrigation rights  
in connection therewith, which do not appear of record.

3. All contracts, water rights, proceedings, taxes and  
assessments relating to the Klamath Improvement District, and all  
rights of way for roads, ditches, canals, and conduits, if any there  
may be.

Subject to the terms and provisions of that certain  
instrument recorded July 24, 1970, in Volume M-70, at page 6187, as  
"Notice to persons intending to Plat Lands within the Klamath Basin  
Improvement District."

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.

There was no cash consideration for this, as this pro-  
perty herein described was traded for other real property.

In construing this Deed, and where the context so re-  
quires, 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.

1. WARRANTY DEED.

David R. Vandenberg, Jr.  
Attorney at Law  
292 Main Street  
Klamath Falls, Oregon  
Phone 882-5501

1 IN WITNESS WHEREOF, the Grantor has executed this instru-  
2 ment on the 11th day of October, 1971; if the Grantor is  
3 a corporation, it has caused its corporate name to be signed and its  
4 corporate seal to be affixed hereunto by its officers duly authori-  
5 zed thereunto by order of its Board of Directors.

O'CONNOR LIVESTOCK COMPANY,  
An Oregon Corporation

6 (SEAL)

By John M. O'Connor  
Secretary

7  
8 STATE OF OREGON )  
9 ) ss.  
10 County of Klamath )

October 11, A.D., 1971.

11 Personally appeared John M. O'Connor,  
12 who, being duly sworn, says, that he is the Secretary of O'CONNOR  
13 LIVESTOCK COMPANY, an Oregon corporation, and that the seal affixed  
14 to the foregoing instrument is the corporate seal of said corpora-  
15 tion and that the said instrument was signed and sealed in behalf  
16 of said corporation by authority of its Board of Directors; and  
17 each of them acknowledged said instrument to be its voluntary act  
18 and deed.

Before me:

19 (SEAL)

Roberta Jean Barbour Peterson  
Notary Public for Oregon

My Commission Expires: 2/3/73

20  
21 STATE OF OREGON, )  
22 County of Klamath )  
23 Filed for record at request of

24 DAVID R. VANDENBERG, JR.  
25 in this 12 day of OCTOBER A.D. 19 71  
26 at 3:01 o'clock P M, and duly  
27 recorded in Vol. M 71 of DEEDS

28 page 10757  
29 WM D. MILNE, County Clerk  
30 By Harold J. Jorgensen Deputy  
31  
32

FEE \$3.00

2. WARRANTY DEED.

David R. Vandenberg, Jr.  
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