

3403

Vol ^m 71 Page 11983

KNOW ALL MEN BY THESE PRESENTS, That BERDENA W. REEDER, single, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by J. ANTHONY GIACOMINI and SYDNEY K. GIACOMINI, husband and wife, as tenants by the entirety, doing business as BRIER SPRINGS HEREFORDS, a co-partnership, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the said grantees and grantees' 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:

Township 41 South, Range 11 East of the Willamette Meridian:

Section 5: The following portion of NE¹/₄ NW¹/₄ more particularly described as follows:

Beginning at the northwest corner of Section 5, T. 41 S., R. 11 E., W.M. as the same is accepted and identified on the ground from County Road Survey records as the intersection of the centerlines of the county roads known as Anderson Road and Malone Road as located from the existing right-of-way fences; thence East along the north boundary of said Section 5, as determined from the existing said Anderson Road and road right-of-way fences, 2294.5 feet to a point and the true point of beginning of this description; thence South 29.4 feet to a point in the existing southerly county road right-of-way fence; thence S 10° 07' 50" W 45.6 feet to a point; thence S 53° 13' 50" E 56.8 feet to a point; thence S 78° 34' E 36.3 feet to a point; thence N 87° 38' E 12.1 feet to a point; thence N 37° 06' 10" E 74.1 feet to a point; thence N 10° 43' 10" W 28.5 feet to a point in the said existing southerly county road right-of-way fence, as extended; thence North 28.6 feet to a point in the centerline of the said Anderson Road as defined by the existing right-of-way fences; thence West 131.7 feet, more or less, to the point of beginning.

SUBJECT TO: 1971-72 taxes; 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, water and irrigation rights in connection therewith; water contract between the United States of America, and Gertrude McCormick, a widow, and Lottie Anson Boyes and Estella Boyes, his wife, dated May 16, 1931, and recorded June 26, 1931, in Book 95, page 494, Deed Records of Klamath County, Oregon, to furnish water from G-3 Lateral and to deliver at turnout in SW¹/₄ of Section 32, Township 40 South, Range 11 East of the Willamette Meridian over 39.3 acres in NE¹/₄ of Section 5, Township 41 South, Range 11 East of Willamette Meridian; and easements and rights of way of record and apparent thereon.

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

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, 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 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

Warranty Deed -1-

58432

FORM No. 105A-MORTGAGE

THIS MORTGAGE
by Robert
Irene
to Geneva

WITNESSE

grant, bargain, sell
tain real property
follows, to-wit:

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In const
the singular

WITNESS
1971.

STATE OF CALIF
COUNTY OF

Personal
acknowledged
deed.



(SEAL)

11984

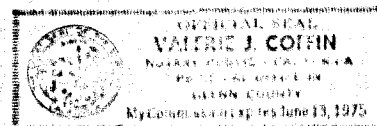
in terms of dollars, is \$3,000.00.

In construing this deed and where the context so requires, the singular includes the plural.

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

STATE OF CALIFORNIA)
COUNTY OF) ss.

Personally appeared the above named BERDENA W. REEDER and acknowledged the foregoing instrument to be her voluntary act and deed.



(SEAL)

Before me:

Valerie J. Cohn
Notary Public for California

My Commission expires: June 13, 1975

STATE OF OREGON,
County of Klamath
Filed for record at request of
TRANSCAMERICA TITLE INSURANCE CO.
on 15 November A.D. 71
at 3:32 P.M. and d.
Recorded in Vol. M 71 DEEDS
Page 11983
Wm. D. WILKIE, County Clerk
By *Elizabeth D. Craig* Deputy
for \$3.00

Warranty Deed -2-

Return: Grantor 635 Main St., City

58432

FORM No. 103A—MORTGAGE

THIS MORTGAGE
by Robert
Irene
to Geneva

WITNESSES

grant, bargain, sell, or
tain real property in
follows, to-wit:

Together with
or in anywise apper
profits therefrom, at
or at any time during
TO HAVE A
heirs, executors, adm
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* Strike words not applicable.

FORM No. 217—INSTALLMENT NOTE (C

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are or may become lien
now on or which hereaf
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obligation secured by th