

A-21711

FORM No. 633—WARRANTY DEED.

33830

Vol. 102 Page 4870

1967/50

KNOW ALL MEN BY THESE PRESENTS, That

MAURICE SEWALD and VERNA SEWALD,

husband and wife

hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by CLIFFORD H. SEWALD and ELSIE SEWALD, 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:

PARCEL NO. 1: The $N\frac{1}{2}NE\frac{1}{4}$ and $SE\frac{1}{4}NE\frac{1}{4}$ of Section 21, Township 39
South, Range 11 East of the Willamette Meridian.

PARCEL NO. 2: The $SW\frac{1}{4}$ and all of $SE\frac{1}{4}NW\frac{1}{4}$ lying South of Lost
River, all in Section 16, Township 39 South,
Range 11 East of the Willamette Meridian.

PARCEL NO. 3: The $S\frac{1}{2}SE\frac{1}{4}$ of Section 16, Township 39 South,
Range 11 East of the Willamette Meridian, LESS
that portion heretofore deeded to Klamath County,
Oregon, for road purposes.

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
acreage and use limitations under provisions of United States Statutes and
regulations issued thereunder; liens and assessments of Klamath Project and
Horsefly Irrigation District, and regulations, contracts, easements and
water and irrigation rights in connection therewith; reservations set forth
in deed recorded in Vol. 92, page 583, Deed Records of Klamath County, Ore;
easements and rights of way of record and apparent thereon; mortgage recorded
in Vol. 199, page 13, Mortgage Records of Klamath County, Oregon, which
grantee assumes and agrees to pay according to the terms thereof,

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.

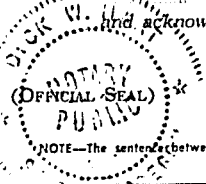
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$90,165.00
However, the actual consideration consists of or includes other property or value given or promised which is
part of the consideration (indicate which):
X \$500.00 cash; \$38,100.00 assumption of mortgage
X \$51,565.00 by contract.

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 13th day of January, 1970.

Maurice Sewald
Verna Sewald

STATE OF OREGON, County of Klamath
Personally appeared the above named

ss. January 13, 1970
Maurice Sewald and Verna Sewald



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

Before me:

Notary Public for Oregon

My commission expires

My Commission Expires Oct 9, 1973

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

MAURICE SEWALD and

VERNA SEWALD

TO

CLIFFORD H. SEWALD and

ELSIE SEWALD

AFTER RECORDING RETURN TO

Clifford H. Sewald
Rel Box 106A
Bonanza Ore.

(DON'T USE THIS
SPACE, RESERVED
FOR RECORDING
LABEL IN COJN.
TIES WHERE
USED.)

STATE OF OREGON,

County of Klamath

I certify that the within instru-
ment was received for record on the
8th day of May, 1972,
at 2:57 o'clock PM., and recorded
in book M 72 on page 4870
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

WM. D. MILNE

COUNTY CLERK

Title.

By Hazel [Signature]

Deputy

FEE \$2.00